



**Property type :** Detached Villa

**Location :** Polop

**Bedrooms :** 4

**Bathrooms :** 3


**Swimming pool :** No

**Views :** Sea views

**House area :** 282 m<sup>2</sup>

**Airport :** 65 Km

 Solarium

 Gymnasium



Discover the modern new build villa in Alberca, Polop, a home that combines luxury, comfort and a privileged location with spectacular mountain and sea views. This two-storey villa offers 3 bedrooms and 3 bathrooms, a fully equipped open plan kitchen that integrates with a spacious living room, and a solarium to enjoy the Mediterranean sun. Outside there is a private garden, swimming pool and a parking space for two cars. Built with top quality materials, this villa guarantees an exceptional living experience. Its strategic location, just 10 km from Benidorm and Altea, and a few minutes from La Nucia and Alfaz del Pi, offers access to a wide range of services and activities. The best beaches, shopping centres, medical centres and restaurants are within easy reach, as well as the region's wide range of sports facilities. Polop, with its Mediterranean climate and tranquil atmosphere, is the perfect place to enjoy nature and the great outdoors.

#### OUTDOOR AREAS

The brand new villa in Alberca, Polop, is distinguished by its contemporary and elegant exterior design. The carefully landscaped private garden includes a swimming pool where residents can enjoy a refreshing swim surrounded by stunning natural scenery. The villa has a spacious terrace and solarium, perfect for sunbathing and relaxing while admiring the panoramic views of the mountains and the sea. The 612 m<sup>2</sup> plot offers generous space for outdoor activities and entertainment. In addition, the villa has a parking space for two cars, ensuring comfort and security. The construction with high quality aluminium frames and Climalit glazing ensures durability and energy efficiency. The villa is completely fenced, providing privacy and a secure environment for its residents.

#### INDOOR AREAS

The interior of the new build villa in Alberca, Polop, is designed to offer a comfortable and modern living space. With a constructed area of 172 m<sup>2</sup> and 153 m<sup>2</sup> usable area, the villa has 3 double bedrooms and 3 complete bathrooms, all of them equipped with high quality materials. The open plan kitchen is fully equipped with state-of-the-art appliances and opens onto a spacious and bright living room, creating a perfect space for everyday living and entertaining. Top quality flooring and tiling enhance the feeling of luxury and comfort throughout. Pre-installation for air conditioning ensures a pleasant atmosphere in all seasons. Large windows let in natural light, connecting the interiors with the outside environment. Furthermore, there is the possibility of adding a basement at an additional cost, offering extra space for storage or additional activities.

#### POLOP DE LA MARINA

Polop, in the province of Alicante, is a charming village nestled between mountains and with panoramic views of the sea. Although it is not a mass tourist destination, its appeal lies in its natural surroundings and its Mediterranean charm. Tourism in Polop focuses on its old town, with cobbled streets and historical monuments such as the Church of San Pedro. Its natural surroundings are conducive to outdoor activities such as hiking and cycling. The lifestyle in Polop is tranquil and rooted in rural life. The inhabitants value tranquillity and community life, celebrating local festivities and promoting cultural activities. The gastronomy is based on typical dishes of the region, with fresh local produce. Polop offers a serene and rural atmosphere for those seeking a quiet life in a natural environment, enjoying the panoramic views and the essence of Mediterranean life in the province of Alicante.

