



H2S3481

Villa in Oliva Nova

199,900€

SEMI DETACHED VILLA

4 BEDROOMS, 2 BATHROOMS

LOCATED IN THE PRESTIGIOUS OLIVA NOVA GOLF RESORT

IN WALKING DISTANCE TO THE BEACH AND AMENITIES

COMMUNAL SWIMMING POOL

GATED COMPLEX WITH ALLOCATED PARKING

SEPARATE GUEST SUITE

SOLARIUM, GARDEN AND TERRACE

BUILD SIZE 140 SQM.

IBI ANNUAL TBC. COMMUNAL FEES ANNUAL 1200€ BASURA ANNUAL 80€

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Semi detached villa for sale in the prestigious Oliva Nova Golf Resort. This property is within a gated complex with communal swimming pool only shared with 3 other houses. 4 bedrooms, 3 bathrooms, separate guest accommodation, garden, terrace and solarium. Hot and cold air conditioning unit, double glazing, mosquito nets. In walking distance to shops, supermarket, bars and restaurants. Gorgeous beach only within a short walk.

The approach to the property is via a communal electric gate leading to the parking area. The access to the property is via a pedestrian gate and path to the main door at the side of the property.

The main door opens in to a reception hall with lighting leading to the lounge dining room, kitchen and hallway to the rest of accommodation.

Very light lounge dining room with coving to ceiling, hot and cold air conditioning unit, sliding doors to the rear terrace.

Separate kitchen fitted with base and wall units, sink and drainer, dishwasher, electric hob and oven, fridge freezer, window and side door that leads to the rear terrace.

Family shower room with wash basin, w.c and walk in shower.

Bedroom 1 is the main bedroom. It has a balcony with space for seating outside in the sun. Double built in wardrobe with cupboard over. En suite bathroom with w.c, bidet, wash basin with mirror over and bath with shower over.

Bedroom 2 is a twin size room also with built in wardrobe with cupboard over and double glazed window with mosquito net.

Bedroom 3 is a single room with a fitted wardrobe and cupboard over, double glazed window and mosquito net.

Outside.

At the rear of the property we have an ample terrace ideal for entertaining. Garden shed with useful space for storage. Beautifully maintained gardens with pretty bushes and plants.

Communal swimming pool with Roman steps and also an outdoor shower.

At the rear of the property there is a spiral staircase leading to the roof terrace and 4th guest bedroom.

The terrace is very spacious, sunny, very private and ideal for sunbathing.

Guest room with en suite shower room. This is perfect for having friends/family over. There is a window overlooking the terrace and another little window to the rear. In this room there is also space and plumbing for a washing machine and the water heater. Part of this room has restricted hear room but it's ok for the area around the bed.

Shower room with w.c, wash basin with mirror over, walk in shower and window.

This fabulous house is in walking distance to a magnificent beach, shops, supermarket and bars. Ideal as a holiday home or investment.