



**Property type :** Villa

**Location :** Petrer

**Area :** Alicante

**Bedrooms :** 5

**Bathrooms :** 3

**Year built :** 2009

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 502 m<sup>2</sup>

**Plot area :** 10000 m<sup>2</sup>

**Airport :** 35 mins

**Beach :** 35 mins

**City :** 10 mins

**Golf :** 45 mins

✓ Fast Internet & Phone

✓ Water Deposit

✓ Alarm System

✓ Basement

✓ Dressing Room

✓ Mains Electric

✓ Air Conditioning

✓ Barbecue

✓ Utility Room

✓ Not Furnished - By Negotiation

✓ Mains Water

✓ Double Glazing

✓ Garage

✓ Terrace

✓ Cess Pit / Septic Tank

### Exclusive Villa with Panoramic Mountain Views in Petrer

This stunning villa, built in 2009, offers a unique lifestyle that combines luxury, comfort, and a privileged natural setting. Located just 10 minutes from the towns of Petrer, Elda, and Sax, this property stands out for its spaciousness, design, and spectacular views.

#### Main features:

- 502 square meters of living space with a functional and elegant layout.
- Five bedrooms, including a master suite with a private terrace and walk-in closets.
- Three fully equipped bathrooms with high-quality finishes.
- A 10.000 square meter plot, perfect for those seeking privacy and outdoor space.
- Private pool with breathtaking mountain views.
- Spacious barbecue area, ideal for gatherings and events.
- Garage or basement with space for over 10 vehicles, with the potential to convert into approximately 10 additional rooms.

#### Extras ensuring comfort and security:

- Air conditioning throughout the property, with individual controls in each room.
- Double-glazed windows offering excellent thermal and acoustic insulation.
- State-of-the-art alarm system.
- Water tank with a 5,000-liter capacity and a septic tank.
- Reliable internet connection, ideal for remote work or strong connectivity needs.
- Utility room for added functionality in daily tasks.
- Negotiable furniture, allowing the property to adapt to the buyer's needs.

This villa combines modern and practical design with high-quality materials, all surrounded by an exceptional natural environment. Its proximity to amenities, excellent connections, and the quality of its features make this property a unique opportunity.

Price: €425,000

For more information or to schedule a visit, please do not hesitate to contact us.

Petrer and Elda are two large towns merged into one, with a total population of over 85,000. Located less than 20 minutes' drive from Alicante city centre and the beaches, and 20 minutes from Alicante Airport. The manufacture of footwear is the city's main industry, and Elda is the site of the Shoe Museum. Elda also hosts an annual shoe fair, which attracts exhibitors, designers, and manufacturers from all over Europe. Other manufactures include paper, furniture.

It has all amenities and supermarkets, such as Carrefour, Aldi, Mercadona, Lidl, Consum and more, as well as a shopping centre, cinema with English movies shown weekly, bowling, English speaking dentists, big international gym, veterinary, weekly markets, fast food outlets, junior schools, high schools, music schools, a theatre, many parks and a huge range of bars and restaurants.