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3



29385m<sup>2</sup>



434m<sup>2</sup>

Ref: 0012008633

**860,000 €**

*Balcon de Ponoig ( Polop )*



Situated on a quiet private plot of 434 m<sup>2</sup>, this modern villa offers 293 m<sup>2</sup> of living space spread over two floors plus a half basement, with the possibility of creating a separate flat on the last level. The main floor has an open kitchen with island, equipped with Siemens appliances (induction hob, oven, microwave, decorative extractor hood, stainless steel sink, double sink and integrated fridge-freezer) and an elegant porcelain worktop. The spacious living-dining room is connected to a spacious covered terrace with views of Polop, Altea and Callosa d'en Sarrià. From the terrace, you also get straight to the beautiful private infinity pool. For extra comfort, there is also a bedroom and full bathroom on the ground floor. Upstairs, there are two en-suite bedrooms, each with access to a private terrace, ideal for enjoying the natural surroundings and Mediterranean climate. The villa is built to a high standard and features: Double-glazed windows with solar control and motorised shutters / Anti-slip tiles on terraces and in garage / Bathrooms with Roca brand wall-mounted sanitaryware, washbasins on wooden worktop, matt black taps, towel radiators and showers covered with anti-slip porcelain tiles / Air conditioning and underfloor heating throughout the house by means of ARISTON aerothermal system with heat pump and 150-litre storage tank / Extralink Smartlife home automation system with touch screen to control outdoor lighting, alarm and motors. The villa also has a garage with motorised door, a pre-installation for motorisation for the exterior door of the plot, and a pre-installation for lighting and an outdoor shower in the garden. Just 15 minutes from Altea, 20 minutes from Benidorm and Finestrat and 45 minutes from Alicante airport, this villa is perfect as a permanent residence or investment. Polop is a picturesque village in Alicante that combines the tranquillity of nature with the richness of its history and culture. Located at the foot of Mount Ponoig, Polop is surrounded by spectacular mountain scenery. Its historical fountains, such as the Fuente de los Chorros, its squares with local atmosphere and its proximity to natural parks such as the Serra Gelada and Puig Campana, make it an ideal destination for those looking for authenticity, hiking, outdoor sports and proximity to the beaches of the Costa Blanca without giving up the tranquillity and charm of a rural setting. Just 4 kilometres away is La Nucía, a small town recognised as 'Ciudad del deporte', with modern sports facilities of international stature, such as the athletics stadium, the Camilo Cano Pavilion and the Sports City, where high-level events are held. This combination of nature, culture and sport, together with its proximity to the beaches of Altea and Benidorm, make the area an ideal location both for living and for enjoying active outings all year round.

