



Property type : Detached Villa

Swimming pool : Private

House area : 141 m²

Location : Dolores

Plot area : 166 m²

Bedrooms : 3

Bathrooms : 2

- ✓ Barbecue
- ✓ Utility room

- ✓ Solarium

- ✓ Terrace

Modern Villa with Private Pool, Solarium and Solar Panels – Dolores (Sector 3), Costa Blanca South Key Facts
 Reference: YC8391
 Price: €350,000
 Location: Dolores, Alicante – Costa Blanca South (Sector 3)
 Type: Modern detached / semi-detached villa
 Year of construction: 2021
 Status: Key ready / move-in ready
 Size and Layout
 Built area: 141 m²
 Usable area: 100 m²
 Plot: 166 m²
 Levels: Ground floor + first floor + roof solarium
 Ground floor: Bright living-dining room with large sliding doors leading directly to the terrace and private pool
 Modern open-plan kitchen
 Guest toilet
 Direct access to the garden and pool area
 First floor: Master bedroom with walk-in wardrobe (vestidor)
 2 additional well-proportioned bedrooms
 2 modern bathrooms
 Balcony with views over the surroundings
 Roof solarium: Spacious private solarium, ideal for lounge area, sunbathing, BBQ or jacuzzi
 Open views over the neighbourhood and surrounding area
 Features and Extras
 Private swimming pool
 Large roof solarium with open views
 Solar panels + solar boiler system
 Air conditioning
 Off-road parking on the plot
 South-facing orientation for maximum sun exposure
 Outdoor Space
 Terrace directly connected to the living room
 Low-maintenance garden
 Fully fenced plot – ideal as a lock-up-and-go holiday home
 Location – Sector 3, Dolores
 One of the newest and most sought-after residential areas in Dolores
 Modern architecture, wide streets and a quiet residential feel
 International neighbourhood with supermarket, cafés, restaurants and local services within walking distance
 Approx. 11 km from the beaches of Guardamar del Segura
 Around 35 minutes from Alicante Airport
 Good road connections to Elche, Torrevieja and the wider Costa Blanca South region
 Costs
 IBI (property tax): approx. €600 per year
 Suitable For families looking for a modern home close to the coast
 Permanent living or long-term winter stays
 Investors seeking a key-ready property with strong rental potential in a growing area near the beaches of the Costa Blanca South