



**Property type :** Villa

**Location :** Novelda

**Area :** Alicante

**Bedrooms :** 5

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 255 m<sup>2</sup>

**Plot area :** 11419 m<sup>2</sup>

**Airport :** 25 mins

**Beach :** 25 mins

**City :** 5 mins

**Golf :** 15 mins

- |                                   |                          |                          |
|-----------------------------------|--------------------------|--------------------------|
| ✓ Fast Internet & Phone           | ✓ Mains Electric         | ✓ Mains Water            |
| ✓ Pre-install For Central Heating | ✓ Air Conditioning       | ✓ Electric Gates         |
| ✓ Double Glazing                  | ✓ Fenced Plot            | ✓ Fireplace - Log Burner |
| ✓ Alarm System                    | ✓ Utility Room           | ✓ Terrace                |
| ✓ Solarium                        | ✓ Dressing Room          | ✓ White Goods            |
| ✓ Partially Furnished             | ✓ Cess Pit / Septic Tank |                          |

Nestled amidst the scenic beauty of Novelda, Alicante, stands an opulent traditional villa that epitomizes luxury living at its finest. Spread across 11,000 square meters of meticulously landscaped grounds, this exquisite property offers a serene retreat surrounded by breathtaking views of Novelda and the majestic mountains beyond.

Approaching the villa, one is immediately struck by its grandeur and elegance. The exterior exudes timeless charm, with traditional architectural elements seamlessly blending with modern comforts. A full-sized mini-golf course winds its way around the property, providing endless entertainment and leisure opportunities for residents and guests alike. The centerpiece of the outdoor space is a magnificent 12x5 swimming pool, perfect for refreshing dips on hot summer days or leisurely lounging while soaking in the sun. Adjacent to the pool, a fully equipped football/tennis pitch awaits, offering the perfect setting for friendly matches and recreational activities.

As you step inside the villa, you are greeted by an air of sophistication and refinement. The spacious living areas are adorned with exquisite furnishings and luxurious finishes, creating an ambiance of understated elegance. Large windows frame panoramic views of the surrounding landscape, flooding the interiors with natural light and creating a seamless connection with the outdoors.

The villa boasts five generously proportioned bedrooms, each exuding comfort and style. The master suite features a lavish ensuite bathroom, complete with modern fixtures and fittings, as well as a delightful walk-in wardrobe, providing ample storage space for even the most discerning fashion enthusiast.

Two additional bathrooms ensure convenience and privacy for residents and guests alike, while the possibility to create a garage offers added convenience for vehicle storage and security.

The beautifully landscaped gardens surrounding the villa are a true testament to meticulous attention to detail.

Immaculately maintained, they provide a peaceful sanctuary where one can unwind amidst lush greenery and fragrant blooms.

Conveniently located just five minutes away from Novelda and a short 25-minute drive from Alicante beach and airport, this luxury villa offers the perfect balance of tranquility and accessibility. Furthermore, the fully equipped security system, controllable via smartphone, provides peace of mind and ensures the utmost safety and security for residents and their belongings.

In summary, this luxury traditional villa in Novelda is a testament to refined living, offering an unparalleled blend of luxury, comfort, and convenience in a breathtaking setting.

Villa includes

- Built Surface 254.75m
- Land area 11,419 meters
- Pre-installation of underfloor heating on the ground floor.
- Air conditioning through hot-cold ducts.
- Irrigation water and independent water tank.
- Ultrasonic softener in the home.
- Alarm controlled by app.
- Tilt-and-turn windows and doors Maximum security.
- Home automation installation.
- 5 built-in closets and 1 dressing room
- Automatic lawn irrigation controlled by app.
- Garden lights controlled by app.
- 12x5 pool with jacuzzi
- Tennis and soccer court.
- Fenced, land with anti-grass mesh and the rest printed concrete.

Marble qualities:

Facade of polished Capri limestone and slate.

Living room with Turkish Travertine marble walls, combined with stucco Venetian.

Bathroom on 1 floor in Indian green and White Ibiza marble with bathtub hydromassage.

Bathroom on 1 floor in Alicante red marble and ivory cream, with shower cubicle.

shower.

PVC Carpentry Qualities

\* Safety plus security system consists of:

- Security hardware composed of between 6 to 9 strikers hardened by sheet.
- 4+4 Laminar glass with 2,288mm butyral sheet/ 10mm chamber/ 4mm glass.
- Handle with key.
- Anti-perforation plate hidden under the handle.
- High security street door.