



Luxury villa on the outskirts of Orba, Costa Blanca, Spain.

OIRO €890,000

This luxurious 5/7 bedroom villa on a secluded 5,600 square metre plot located on the outskirts of Orba village is offered for sale direct from the owners. It has stunning views across the Orba valley and has been built with a Moorish influence with many traditional features including beamed and arched ceilings.

The key features of this large villa are :-

- master suite comprising bedroom, dressing room, sitting room / bedroom 2 and 2 bathrooms
- villa arranged around an internal courtyard
- 2 covered terraces
- separate lounge and dining room
- large kitchen with separate utility room and pantry
- breakfast room
- study
- garage
- swimming pool with large terrace
- large mature pine trees surrounding a secluded grassed garden area

This villa would make an ideal family house but could offer a business opportunity as a rural casa / bed and breakfast.

Description

The villa is split over three floors.

The top floor comprises:

the master suite which has a large master bedroom, a second bedroom / sitting room, a dressing room / walk in wardrobe and two bathrooms.

The ground floor has the main living area and comprises:

Kitchen, utility room, pantry, breakfast room, dining room, large double aspect lounge, entrance hall, courtyard, covered terrace, bedrooms 3, 4, 5, and 6 and also bathrooms 3 and 4.

The lower floor comprises:

Bedroom 7 / gym / garden room, covered terrace, study, cloakroom and garage.

Top floor – master suite



The master suite is situated on the top floor of the villa and is approached from a staircase from the hall. At the top of the stairs to the left is bathroom 2 with a shower and storage cupboards, to the right is the walk-in wardrobe. The doorway ahead leads into the master bedroom which is 3.8m by 3.4m, it has built in wardrobes and a small balcony overlooking the garden and swimming pool terrace. There is a doorway leading to the sitting room / bedroom two, this room also has built-in wardrobes. Both of these rooms have solid wood-block flooring. From this room there is a doorway to bathroom 1 which has a full sized bath and bidet as well as basin and WC.



The master bedroom has a small balcony which has stunning views across the pool, gardens and Orba valley.

Main floor

The main floor is arranged around a large 8m square open courtyard that has a covered dining area to one side.

The front door leads to a large open entrance hall with stairs up to the master suite and down to the lower floor

Kitchen: Luxuriously equipped with a full range of floor and wall cupboards, marble worktops and traditional tiled walls. The kitchen measures 3.9m by 3.5m and gives access to the utility room, pantry and rear garden via the utility room.

Breakfast room: this room adjoins the kitchen and measures 3.9m by 3m

Lounge: The lounge has a double aspect with views to the village and via a large bay window across the valley. The lounge measures 6.6m by 3.9m is equipped with a large wood burning stove and has double doors leading to:

Dining room: measures 5.8m by 3.9m and has a window overlooking the valley

Covered terrace: is accessed via double doors from the lounge and also a door from the courtyard. It measures 5m by 3.9m and has double aspect views to the village and valley.

Bedrooms 3 & 4 are accessed via a short flight of stairs from the courtyard the bedrooms and **bathroom 3** all open off a small hallway inside the main door from the courtyard. The bedrooms measure 3m by 2.9m and have built in wardrobes and windows onto the courtyard.

Bedrooms 5 & 6 are accessed via a door from the courtyard the bedrooms and **bathroom 4** all open off a small hallway inside the main door from the courtyard. The bedrooms measure 3m by 2.8m and have built in wardrobes and windows onto the garden

Lower Floor

The lower floor comprises two rooms, a covered terrace, garage and half bathroom and is accessed from the staircase in the hall. The stairs lead down to a hall which gives access to the rooms on this floor. This floor has a room 3.9m by 4.4m with a half bathroom that is accessed from the lower covered terrace and the hallway at the bottom of the stairs, it could be used as a 7th bedroom or for storage or even a gymnasium. There is a room currently used as a study that is 4m by 3.3m. The garage is reached by a further small flight of stairs and it is 6.9m by 4m and has an up and over door which leads to the driveway. The covered outside terrace on this floor is accessed from the first room or the swimming pool terrace. This terrace is 5.8m by 3.9m in size and has views across the valley.

Exterior

The plot that this villa stands on measures 5,600 square meters. A significant portion of this area has been left with traditional dry stone walled terraces and a mixture of citrus fruit and other trees.

There is a large open terrace that has an in-ground 10m by 5m swimming pool and beyond the swimming pool is a large secluded grassed garden area.



The villa is accessed via a paved private road through the orange groves and at the border to the property there is an electrically operated gate. There is ample parking for vehicles on the driveway and the gravelled areas at the side of the drive.

In the rear garden there are a bank of solar panels that provide an additional method of heating the domestic hot water system and are sufficient in size to allow the heating of the swimming pool.

The villa is partially air-conditioned and is equipped with a full security system.

Floor plans



For more information and photographs of this villa please visit

Web: <http://orba-villas.com>
email: info@orba-villas.com

All rooms sizes approximate.