



**Property type :** Villa

**Location :** Daya Nueva

**Area :** Alicante

**Bedrooms :** 2

**Bathrooms :** 2

**Year built :** 2025

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Driveway

**House area :** 97 m<sup>2</sup>

**Plot area :** 194 m<sup>2</sup>

**Solarium area :** 85 m<sup>2</sup>

**Airport :** 30

**Beach :** 10

**City :** 5

**Golf :** 15

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Walking Distance To Town

✓ Alarm System

✓ Mains Sewerage

✓ Mains Electric

✓ Electric Gates

✓ Walking Distance - Restaurant / Bar

✓ Solarium

✓ Mains Water

✓ Double Glazing

✓ Fenced Plot

✓ Dressing Room

We are proud to present the "Sunset Villas" project in the new part of Daya Nueva, a few minutes walk to the centre of town and close to the Beach.

These single level Villas have 2 bedrooms, 2 bathrooms, roof terrace, private Pool and parking.

The large open living area comes with a dining area, living room with patio door and open plan kitchen, the master bedroom comes with walk in wardrobes and en suite bathroom and the second double bedroom has fitted wardrobes and a bathroom next to it. Both bathrooms are fully furnished.

These Villas have been designed and built to perfection, a fresh, modern and light approach has been incorporated into the Design. Constructed with Reinforced concrete in accordance with current earthquake resistance standards, 12cm Cavity brick, XPS Thermal insulation throughout to ensure the villa stays warm through the winter nights, and cool through the summer days.

All Villas have their own Pool and all kitchens are fully fitted, with black or white composite stone worktops. The property is finished with high quality stoneware throughout, and non-slip stoneware on the outside as well as interior and exterior lighting included. The Villa includes an electric car gate and parking space and has pre-installation for air conditioning. All windows and doors are double glazed, and each room has multi power sockets, TV connections and electric window blinds.

Nueva Daya Villas are located in a small village in the south of the Alicante province. The village is called Daya Nueva and is blessed with year round sunshine.

Nueva Daya is the perfect blend between a relaxing and comfortable rural lifestyle and the vibrant coastal areas of the Costa Blanca.

In a new quiet residential area, approximately 10 minutes from the beach of La Marina del Pinet and Guardamar del Segura.

Easy access to the highway A-70 and approximately 30 minutes from the international airport of Alicant.