

Ref# **AM-VILLA ROMANA | € 599.950**



3 Bedrooms Villa in La Romana – AM-VILLA ROMANA



Villa



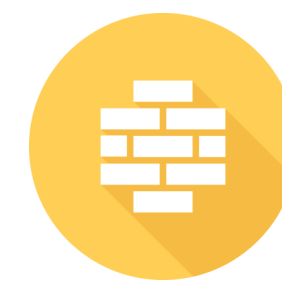
La Romana



3



3



282 m²



16701 m²

Set in a privileged location in inland Alicante, surrounded by mountains, vineyards and the distinctive Mediterranean landscape of La Romana, this exclusive luxury new-build villa in La Romaneta offers contemporary living in a beautiful natural setting. A home where contemporary architecture, natural stone, generous spaces and Mediterranean light come together to create an elegant and comfortable living environment designed to be enjoyed throughout the year. The price is for a complete turnkey project and includes the plot, a villa with a total built area of 282 m², a private 11 × 5 metre swimming pool, garage, barbecue area, and all installations, equipment, finishes and extras specified in this description. A complete solution designed to make the entire process as straightforward as possible for the buyer, from selecting the plot and personalising the finishes through to the final handover of the fully completed, move-in-ready villa.

Contemporary Architecture with Mediterranean Inspiration The exterior combines clean contemporary architectural lines with natural stone details, creating an elegant aesthetic that blends beautifully with the surrounding landscape. The large windows with thermal-break aluminium frames and electric shutters are perfectly proportioned to maximise natural light, comfort and contemporary style. Elegant bi-directional exterior lighting enhances the architecture after sunset, creating a warm and sophisticated atmosphere around the villa.

Three Spacious Private Suites The layout has been carefully designed to provide privacy, space and comfort. The villa features 3 generously sized bedrooms, each with its own en-suite bathroom and direct access to the outdoor terraces. The master suite has been conceived as a space dedicated to relaxation and well-being, featuring a walk-in wardrobe, en-suite bathroom with bathtub and rainfall shower, and direct access to a private terrace. Expansive windows fill the bedroom with natural light and create a wonderful connection with the outdoors.

An Open Space Designed for Living and Entertaining At the heart of the villa is the impressive open-plan living, dining and kitchen area. A spacious and light-filled environment where expansive windows create a seamless connection between the interior, terraces and outdoor living areas. The contemporary kitchen features a large central island and high-end cabinetry, creating a natural gathering place for everyday living, family occasions and entertaining with friends.

Designer Bathrooms & High-Quality Finishes The bathrooms continue the contemporary aesthetic of the villa, combining design with everyday functionality. They feature premium wall-hung sanitaryware, designer taps, suspended vanity units with generous storage, safety tempered-glass shower screens and rainfall showers. Every element has been carefully selected to create elegant and comfortable spaces dedicated to everyday well-being.

Outdoor Spaces Designed for Mediterranean Living Outdoor living is an essential part of the villas design. The property features an impressive 11 × 5 metre private swimming pool, spacious terraces and a covered terrace, creating different areas for relaxing, dining outdoors or simply enjoying Alicante's wonderful climate. The outdoor area also includes a separate barbecue area, outdoor shower, outdoor toilet and plant room. A perimeter of approximately 3 metres around the villa is finished with gravel over a weed-control membrane, providing an attractive and practical low-maintenance solution. The plot is delivered fully fenced, providing privacy and clearly defining the property.

Private Garage The villa features a spacious private garage integrated into the architectural design, complete with a motorised sectional garage door, combining convenience and security with the clean contemporary lines of the property.

YTONG® Construction & Energy Efficiency One of the villas key features is its advanced construction system. The property is built using the YTONG® autoclaved aerated concrete system, a high-performance building solution designed to provide comfort, durability and energy efficiency. The system provides excellent thermal and acoustic insulation, helps eliminate thermal bridges and contributes to maintaining a more stable indoor temperature throughout the seasons. The villa has been designed to achieve high energy efficiency, combining quality construction, comfort and optimised energy consumption.

Technology & Year-Round Comfort The villa incorporates modern solutions designed to provide an exceptional level of comfort. It features integrated ducted air conditioning and an Airzone intelligent zoned climate control system, allowing the temperature of different areas of the home to be managed independently. A high-efficiency aérothermal system provides domestic hot water by using energy from the outside air, helping to reduce energy consumption. The expansive windows feature dual-colour thermal-break aluminium frames and high-performance laminated safety glass, providing excellent thermal and acoustic insulation while maximising natural light.

A Villa You Can Make Your Own The property is delivered fully finished and ready to move

into, with the opportunity to personalise selected finishes, flooring, kitchen and bathrooms before construction begins. From plot selection and the initial project definition through to construction and turnkey handover, the entire process includes personalised support. During construction, clients also receive weekly photographs and videos, making it easy to follow the progress of their new home even while abroad. Living in La Romana, Alicante La Romana offers a different way to experience life on the Costa Blanca. The landscape is defined by mountains, vineyards, almond trees and open horizons, where tranquillity, space and a close connection with nature become part of everyday life. Its location combines the peace of inland Alicante with convenient access to local services and nearby towns including La Romana, Aspe, Pinoso and Hondón de los Frailes. The property is also approximately 35 minutes from Alicante International Airport and the beaches of the Costa Blanca, allowing you to combine peaceful country living with easy access to the Mediterranean coast. An attractive location for those looking for a luxury villa in La Romana, a new-build villa in Alicante, a permanent home in Spain or a contemporary property surrounded by nature. More than a villa in Spain. A home where contemporary architecture, Mediterranean light and nature come together to create a lifestyle defined by space, tranquillity and the pleasure of everyday living.

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