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1.750.000€



Luxurious Fully Renovated Villa in Ciudad Quesada, Rojales Prime Location Discover an exceptional, fully renovated villa in the heart of Ciudad Quesada, Rojales. This luxurious property boasts unique sun exposure and a private, secluded plot with no external views. Spanning a generous 2,244 m<sup>2</sup>, the beautifully landscaped grounds feature palm, fruit, and olive trees, creating a serene and picturesque environment. Distinctive Character and Modern Amenities The owner has preserved the villa's charming style, ensuring it retains a distinctive character that makes you feel right at home. Enjoy the convenience of two complete outdoor kitchens positioned on either side of the swimming pool, allowing you to follow the sun throughout the year. Whether you prefer morning or evening sun, this villa accommodates your needs. Nearby Amenities Located just a 10-minute walk from the nearest shop, Consum, and the popular restaurant, Grande Italia, this villa offers easy access to essential amenities. The entrance to the plot features a park with minimal traffic, providing a peaceful living environment. Ciudad Quesada is renowned for being one of the most popular urbanizations on the Costa Blanca coast, offering a variety of attractions and services, including: Norwegian school Numerous restaurants, shops, and pharmacies Bowling alley Outdoor activities: tennis, football, basketball, mini-golf, go-karts, water park Cultural attractions: museum caves, archaeological museum, farm museum Rojales and Surrounding Areas Rojales is home to the Rio Segura, a river that flows through the town and leads to the sea and the marina in Guardamar. The area offers ample walking, cycling, and driving opportunities, with large, beautiful parks featuring play areas, exercise parks, barbecue spots, and seating areas. Enjoy the wonderful birdlife in this scenic locale. Convenient Access 40-minute drive to Alicante Airport 12-minute drive to the sea Property Features Garage for bicycle storage Parking space for 4 cars with awning Interior and Exterior Specifications Insulated floors and walls Insulated windows and doors Water-borne heating with thermostats in each main floor room Thermostatically controlled heating cables in the upstairs hallway and bathroom High-end Dutch gas heating system Towel warmers in bathrooms LED interior lights with dimmers LED exterior lights Integrated hot/cold air conditioning with room distribution function 6 x 12 meter saltwater pool Bioethanol fireplace in living room Two

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|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  4 soveværelser                     |  3 badeværelser      |  427m <sup>2</sup> Byg størrelse |
|  2.244m <sup>2</sup> Grundstørrelse |  Svømmepøl           |  Recently Renovated              |
|  Fully Fitted Kitchen               |  Under Floor Heating |  American kitchen                |
|  Air conditioning                   |  Log Burning Fire    |  Fitted Wardrobes                |
|  Panoramic views                    |  Gym                 |  EPC In Process                  |
|  Storage Space                      |  Glazed Terrace      |  Ceiling fans                    |
|  Security cameras                   |  Double glazing      |  White Goods                     |
|  Alarm System                       |  Large Storeroom     |  Exterior lighting               |



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