

## 3 soveværelse Villa til salg i Ciudad Quesada, Alicante

780.000€



Modern New Build Villa in Doña Pepa, Rojales - Luxury Living on the Costa Blanca

### Exclusive Contemporary Villa in a Prestigious Residential Area

This modern new build villa in Doña Pepa, Rojales offers an exceptional combination of comfort, design, and Mediterranean lifestyle. Located in one of the most sought-after areas of the Costa Blanca South, this elegant single-level villa with basement is designed to maximize space, natural light, and functionality. The peaceful residential environment is surrounded by all essential services, golf courses, and just a short drive from the best beaches of the Mediterranean.

### Elegant Design and Functional Layout

Built on one level plus a basement, the villa features 3 bedrooms, 2 bathrooms (one en suite), and 1 guest toilet. The spacious open-plan living area connects the modern fully equipped kitchen with the dining and lounge areas, all opening onto a beautiful terrace with a private 9.5 x 3.3 m swimming pool. The basement includes a garage for two cars and additional storage space. An exterior staircase leads to a private rooftop solarium of approximately 60 m<sup>2</sup>, ideal for sunbathing or enjoying panoramic views.

### Premium Quality and Energy Efficiency

Every detail of this property reflects superior quality and comfort. The villa comes with:

Furnished kitchen with high-end appliances

Underfloor heating in bathrooms

Aerothermal system for air conditioning and hot water

LED lighting both indoors and outdoors

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|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  3 soveværelser                   |  2 badeværelser         |  214m <sup>2</sup> Byg størrelse |
|  580m <sup>2</sup> Grundstørrelse |  Svømmepøl              |  Private pool                    |
|  Double Bedrooms: 3               |  Under-Build / Basement |  Storage / Trastero              |
|  Useable Build Space: 120 Msq.    |  Near bus route         |  Beach: 7000 Meters              |
|  Near Schools                     |  Parking - Space        |  Number of Parking Spaces: 2     |
|  Solarium: Yes                    |  Terrace: 93 Msq.       |  Gated                           |
|  garden                           |  Toilet: 1              |                                                                                                                       |



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