





## 2 slaapkamer Villa Te koop in Torre Pacheco, Murcia

259.500€



Brand new luxury villa on a secured complex with far sight views, peaceful environment and play grounds for the kids in Roldán, Torre Pacheco. This brand new villa with 2 bedrooms, 2 bathrooms all over one floor with solarium and private pool was finished in 2023 and is now on the market for an exceptional price compared to the new builds. There is only a 8% purchase tax on this property since it is a resale instead of 10%. When entering the property you will immediately connect with the spacious feeling that the living room provides. The kitchen is fully fitted and the kitchen island is connected with the dining table. The back door grants access to a back terrace and the storage room where the aircothermic boiler and washing machine is placed. All the rooms are provided with Airconditioning combined with an Airzone system so you can choose the temperature differently for every room. On the solarium, there is a summer kitchen that allows you to enjoy all hours of sunshine, every day of the year. As well there is an installed pergola that can be opened for sun or shade. There is also a pre-installation for a second outdoor shower and above the kitchen you have solar panels fully functioning! This solarium offers amazing far sight views over the area and mountains. This villa has a private garden with a heated pool and parking space on the plot but right in front of the house is more than enough parking space. Designed with a contemporary style this villa is the perfect holiday home, investment to rent out or your new home in Spain! The property meets the highest standards and has an EPC of B. The villa is located in Roldán (Murcia), within a gated and security-controlled resort. Is near the beach, surrounded by services, parks, sports facilities and several Golf Courses. Roldán itself is a traditional town with all the local amenities you will need including Supermarkets, Restaurants, Bars, Health Clinic, Pharmacy, Police Station, Petrol Station, Mechanics, Dentists, Doctors and more. The nearby golf resorts of La Torre, & Terrazas are easily accessible, Corvera Airport is 15 minutes away & the beaches of the Mar Menor just 15 minutes drive. Also included in the price are all of these extras that the other in the new development don't have! 8% Purchase tax instead of 10% A heated swimming pool! Airzone to control the airconditioning separately in every room Rooftop terrace Outdoor kitchen 3 solar panels Outdoor storage room Decorative lights outside and inside Furnished inside Obtain your rental license in short period of time! This

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|---|---|--|
|  2 slaapkamers                    |  2 badkamers |  75m <sup>2</sup> Bouwgrootte |
|  174m <sup>2</sup> Perceelgrootte | <input checked="" type="checkbox"/> Private Pool  | <input checked="" type="checkbox"/> heating  |
| <input checked="" type="checkbox"/> air conditioning  | <input checked="" type="checkbox"/> Alarm system  | <input checked="" type="checkbox"/> White Goods  |
| <input checked="" type="checkbox"/> Laundry room  | <input checked="" type="checkbox"/> Electricity   | <input checked="" type="checkbox"/> Intercom   |
| <input checked="" type="checkbox"/> Indoor lighting   | <input checked="" type="checkbox"/> Outdoor lighting  | <input checked="" type="checkbox"/> Built-in/lined wardrobes   |
| <input checked="" type="checkbox"/> Showerscreen in bathroom  | <input checked="" type="checkbox"/> TV and telephone connections                                | <input checked="" type="checkbox"/> Preinstalation charging point electric car                                     |
| <input checked="" type="checkbox"/> X   | <input checked="" type="checkbox"/> Fully Furnished   |  |

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