

## 3 soverom Villa til salgs 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 soverom                        |  2 bad                         |  214m <sup>2</sup> Bygg størrelse |
|  580m <sup>2</sup> Tomtestørrelse |  Svømmebasseng                 |  Number of Parking Spaces: 2      |
|  Toilet: 1                        |  Double Bedrooms: 3            |  Under-Build / Basement           |
|  Storage / Trastero               |  Useable Build Space: 120 Msq. |  Space                            |
|  Solarium: Yes                    |  Terrace: 93 Msq.              |  Gated                            |
|  garden                           |  Private pool                  |  Near bus route                   |
|  Near Schools                     |  Beach: 7000 Meters            |                                                                                                                        |



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