

## 3 bedroom Villa for sale in Ciudad Quesada, Alicante

**496,000€**



Exclusive development of contemporary villas located in the heart of Lo Marabu, in the popular area of Ciudad Quesada. This project offers a sophisticated lifestyle with three unique models of 3 bedroom, 2 or 3 bathroom homes, designed to combine comfort, modernity and functionality. Each villa includes a private swimming pool, solarium and personalisation options, all in a peaceful and well-connected setting.

**OUTDOOR AREA** The exterior design of the villas is focused on the enjoyment of the Mediterranean climate. All properties feature private gardens, swimming pools and spacious terraces that provide the ideal space to relax outdoors. The solariums, located at the top of each villa, offer panoramic views and are perfect for making the most of the sun all year round. In addition, all the properties have private parking on the plot.

**INDOOR AREA** The Nova and Juliet villas are distributed over one floor, with 3 double bedrooms equipped with fitted wardrobes, 2 bathrooms (one en-suite), and a spacious open plan living-dining room connected to a fully equipped open plan kitchen. These properties also have the option of adding a basement. The Vega villas are distributed over two levels. On the ground floor, a double bedroom and bathroom; on the upper floor, two additional bedrooms, both with en-suite bathrooms and access to private terraces. All homes include full furniture, air conditioning, white goods, and modern bathrooms with screens, integrated furniture and electric underfloor heating.

**COMMON AREAS** Located in a privileged setting, Ciudad Quesada offers a wide variety of services such as shops, restaurants, supermarkets and leisure activities, all within walking distance. Just 8 km away are the beaches of Guardamar del Segura, known for its golden dunes and crystal clear waters. For golf lovers, the 18-hole golf courses of 'La Marquesa', 'Las Ramblas', 'Villamartin' and 'Campoamor' are only a few minutes away. Thanks to its excellent road connections, El Altet airport is only 35 minutes away by car and Alicante city is only 45 minutes away. This privileged location guarantees a comfortable and accessible lifestyle, in an environment that combines residential tranquillity with proximity to activities and services.

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|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  3 bedrooms                  |  3 bathrooms              |  167m <sup>2</sup> Build size |
|  263m <sup>2</sup> Plot size |  Near Sea                 |  Green areas                  |
|  Sea distance: 7000m         |  Air conditioner          |  School                       |
|  Built-in cabinets           |  Solarium                 |  Hospital                     |
|  Floor: 2                    |  Private parking: 1       |  Golf                         |
|  Kitchen: furnished          |  Airport distance: 52300m |                                                                                                                    |