

## 3 bedroom Villa for sale in San Javier, Murcia

799,000€



New Build Villas on the Frontline of Roda Golf with Private Pool

### Exclusive Golfside Living in Costa Cálida

These modern frontline villas in Roda Golf (Murcia) offer the perfect blend of luxury, comfort, and Mediterranean lifestyle. Located just 3 km from the golden beaches of the Mar Menor, this residential project is ideal for golf lovers, water sports enthusiasts, and those seeking a serene yet well-connected home on the Costa Cálida. The development is surrounded by services, restaurants, shopping options, and sports facilities, ensuring convenience for everyday living.

### Spacious Villas with Private Pools

Each villa is thoughtfully designed across two levels with a total built area of 140 m<sup>2</sup>. The layout includes:

3 bedrooms (2 ensuite)

3 fully equipped bathrooms

Bright living room with open-plan kitchen
























Ground floor bedroom for convenience

Two bedrooms on the first floor with direct uncovered terrace access

Enjoy outdoor living with a private swimming pool, spacious ground-floor terrace, and a first-floor sun terrace offering uninterrupted golf views and all-day sun. Each property also includes a private parking space on the plot and a large exterior storage room.

### High-Quality Features

These homes are built to the highest standards, featuring:

- |  |   |  |
|--|---|--|
|  3 bedrooms                    |  3 bathrooms                   |  140m <sup>2</sup> Build size     |
|  300m <sup>2</sup> Plot size   |  Swimming Pool                 |  Private pool                     |
|  Number of Parking Spaces: 1   |  Near Trees                    |  Near Golf / Golf Resort Property |
|  Beach: 3200 Meters            |  Near Commercial Center        |  Near Schools                     |
|  Space                         |  Terrace: 100 Msq.             |  Solarium: Yes                    |
|  Storage / Trastero            |  Double Bedrooms: 3            |  Gated                            |
|  garden                        |  Under-Build / Basement        |  Air Conditioning: Pre-Installed  |
|  Useable Build Space: 120 Msq. |  Location: Rural, Urbanisation |  |



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