

## 2 bedroom Villa for sale in Benijófar, Alicante

**320,000€**



Discover this elegant, contemporary detached villa, built in 2024 and located in a quiet residential area of Benijófar, just 5 minutes from Ciudad Quesada. This exclusive property sits on a private 147 m<sup>2</sup> plot and is spread over two floors carefully designed to offer comfort, style, and functionality.

On the ground floor, you'll find a spacious living-dining room flooded with natural light thanks to its large windows, offering direct access to the terrace and garden. The fully equipped, open-plan kitchen combines modernity and practicality and is complemented by a guest toilet and storage room.

The upper floor houses two double bedrooms with built-in wardrobes and an elegant bathroom with a walk-in shower. From here, you can access a magnificent private solarium, ideal for enjoying the sun, panoramic views, and the privileged Mediterranean climate.

The exterior offers a spectacular garden area with Mediterranean vegetation, a private 12.60 m<sup>2</sup> pool with a water surface, a barbecue area, and private parking with direct access from the street.

Fully furnished, with ducted air conditioning and high-quality finishes, this villa represents a unique opportunity for those seeking a second home or an investment in one of the most promising areas of the Costa Blanca.

Just 15 minutes from the beaches of Guardamar and La Mata, and just 10 minutes from the prestigious La Marquesa golf courses.

A haven of tranquility and elegance just steps from everything.

Climate:

The Costa Blanca's climate, often considered the best in Europe, enables a very sociable and healthy outdoor lifestyle, characterized by comprehensive sports and leisure facilities, and exciting, cosmopolitan resort towns that stand out for their top class services, some of them exclusive and considered truly luxurious. All of these services cater to

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|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  2 bedrooms                  |  1 bathroom    |  88m <sup>2</sup> Build size |
|  147m <sup>2</sup> Plot size |  Swimming Pool |  Storage room                |
|  Furnished                   |  Garage        |  Terrace                     |
|  Solarium                    |  Garden        |  Air conditioner             |
|  00 Turnkey                  |                                                                                                   |                                                                                                                   |