



## 3 bedroom Villa for sale in 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

Aerothal system for air conditioning and hot water

LED lighting both indoors and outdoors

- 3 bedrooms
- 580m<sup>2</sup> Plot size
- Double Bedrooms: 3
- Near Bus Route
- Parking - Space
- Storage / Trastero
- Under-Build / Basement

- 2 bathrooms
- Swimming Pool
- Garden
- Near Schools
- Private Pool
- Terrace: 93 Msq.
- Useable Build Space: 120 Msq.

- 214m<sup>2</sup> Build size
- Beach: 7000 Meters
- Gated
- Number of Parking Spaces: 2
- Solarium: Yes
- Toilet: 1