



## 3 bedroom Villa for sale in Rojales, Alicante

385,000€



**Exclusive New Build Villas in Benijófar** We present these modern and luxurious detached villas in Benijófar, a charming town on the Costa Blanca that combines tranquility, convenience, and proximity to all amenities. With high-quality finishes and a wide range of features designed to meet the most demanding needs, these homes offer a unique and sustainable lifestyle.

**Layouts and Available Plots** Each villa is set on a unique plot and features differences in layout and size, catering to the preferences of each buyer:

- Villa 1: Plot of 177.77 m<sup>2</sup>.
- Villa 2: Plot of 178.66 m<sup>2</sup>.
- Villa 3: Plot of 215.67 m<sup>2</sup>.
- Villa 4: Plot of 233.33 m<sup>2</sup>.

**Property Details** These exclusive villas boast modern, functional architecture and are equipped with all the comforts needed to enjoy a cozy and stylish home:

- 3 Bedrooms:** Spacious bedrooms with built-in wardrobes designed to maximize storage while maintaining a clean, modern aesthetic.
- 2 Full Bathrooms:** Fitted with designer furniture, tempered glass screens, and functional showers.
- 1 Additional Guest Toilet:** Perfect for added convenience and functionality.

**Outdoor Space and Garden** - **Private Pool:** Measuring 6.20 x 2.50 meters, with an integrated shower, ideal for enjoying the Mediterranean climate.

**Technology and Energy Efficiency** - **Solar Panels:** Renewable energy system of 1.5 kW, with the option to upgrade to 3 kW, ensuring energy savings and sustainability.

- **Climate Control System:** Integrated air conditioning and heating via ducts with grills, ensuring the perfect temperature all year round.

- **Electronic-Ecological Water Softener:** Keeps water in optimal condition for daily use.

- **Electric Shutters:** Made of durable aluminum, easy to operate.

**Interiors and Kitchen** - **Complete Lighting:** LED lights installed both inside and outside the home.

- **Fitted Kitchen:** Modern design, equipped with an extractor hood and an osmosis water purification system.

- **Double-Glazed CLIMALIT Windows:** Provides superior thermal and acoustic insulation.

**Connectivity and Security** - **Fiber Optic Internet:** Installed in each bedroom and the living room, ensuring fast and reliable connectivity.

- **Video Intercom:** Advanced security system with an indoor monitor for peace of mind.

**Customization Options** During the first two months of construction, you have the opportunity to customize various aspects of the villa, fully tailoring it to your style and needs.

These villas represent a unique opportunity to acquire a modern, sustainable, and comfortable property in an

- 3 bedrooms
- 177m<sup>2</sup> Plot size
- Mains Sewerage
- Electric gates
- Walking Distance - Restaurant / Bar
- Pool:
- Air conditioning

- 2 bathrooms
- Swimming Pool
- Mains Water
- Solar Power
- Double glazing
- White Goods

- 111m<sup>2</sup> Build size
- Fast Internet & Phone
- Mains Electric
- fenced plot
- walking distance to town
- Furnished



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