

## 3 bedroom Villa for sale in Los Rocas (Los Alcazares), Murcia

720,000€



### LUXURY 3 BEDROOM, 3 BATHROOM VILLAS ON THE EDGE OF A BEAUTIFUL GOLF RESORT IN LOS ALCÁZARES, MURCIA

This exclusive development offers five luxury detached villas located on the golf course, designed to enjoy a Mediterranean lifestyle in harmony with the environment. The villas combine style and functionality, with the latest technologies in energy efficiency for an environmentally friendly living experience.

The spacious living room and kitchen are equipped with high quality materials and modern amenities. The living area is equipped with large, grey aluminium windows with thermal break and double glazing with solar protection, which allows an abundance of natural light. The kitchen is fully equipped with white and wooden laminate units with integrated handles and a composite worktop and backsplash. The following kitchen appliances are also included: extractor hood, refrigerator, washing machine, oven, dishwasher, microwave and induction hob. The kitchen and living room are equipped with integrated LED lighting, which provides a pleasant and modern look.

The bedrooms are designed with comfort and efficiency in mind, with built-in wardrobes and the windows in the bedrooms have motorised aluminium roller shutters for extra privacy and blackout. These bedrooms also offer television and telephone connections, ensuring optimum ease of use. The bathrooms are equipped with high-quality sanitary facilities in white ceramic and are fitted with a shower tray with glass screen, rain shower and thermostatic taps. The washbasins are integrated into ceramic furniture with built-in mirrors, creating a modern and sleek design. Optionally, buyers can opt for underfloor heating and retro lighting in the wardrobes for extra luxury.

Each home has full air conditioning via a duct system with a hot/cold thermostat in the living room. The aerothermal system provides domestic hot water with an adjustable electric boiler and 1.5 kW photovoltaic solar panels. The villas have a private parking space, which provides extra convenience and security. Below you can find the details of the available villas:

#### VILLAS Nº 32 AND 40

Surfaces: Basement: Courtyard 2 15 m<sup>2</sup> Living space 116 24 m<sup>2</sup> Golf terrace 51 40 m<sup>2</sup> Swimming pool 12 50 m<sup>2</sup>

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|--|--|---|
| <input type="checkbox"/> 3 bedrooms                              | <input type="checkbox"/> 3 bathrooms                         | <input type="checkbox"/> 409m <sup>2</sup> Build size |
| <input type="checkbox"/> 203m <sup>2</sup> Plot size             | <input checked="" type="checkbox"/> Swimming Pool            | <input checked="" type="checkbox"/> Garage            |
| <input checked="" type="checkbox"/> Air conditioning             | <input checked="" type="checkbox"/> Garden                   | <input checked="" type="checkbox"/> Terrace           |
| <input checked="" type="checkbox"/> Basement                     | <input checked="" type="checkbox"/> Private pool             | <input checked="" type="checkbox"/> White goods       |
| <input checked="" type="checkbox"/> TV and telephone connections | <input checked="" type="checkbox"/> Built-in/lined wardrobes | <input checked="" type="checkbox"/> Electric shutters |
| <input checked="" type="checkbox"/> Showerscreen in bathroom     |  |   |