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575,000€



Modern South-Facing New Build Villa with Private Pool This exceptional 2024 new-build villa is presented in excellent condition and offers contemporary design, comfort, and high-quality finishes throughout. Situated within a secure gated complex, the property enjoys a south-facing orientation, ensuring abundant natural light all year round. Built on a 200 m<sup>2</sup> fully tiled plot with a total constructed area of 101 m<sup>2</sup>, the villa features a bright open-plan living and dining area with large windows and electric blinds, seamlessly connecting indoor and outdoor living spaces. The stylish American-style fully fitted kitchen comes complete with white goods and direct access to the outdoor entertaining area. The property offers three spacious bedrooms, all with fitted wardrobes, and three modern bathrooms, including en-suite facilities, plus an additional guest toilet. Comfort is guaranteed with underfloor heating, air conditioning, ceiling fans, and electric shutters. Outside, you'll find a private swimming pool, garden and pool views, exterior lighting, and an impressive outdoor kitchen and BBQ area, perfect for entertaining. A private solarium provides additional space to relax and enjoy the Mediterranean climate. Additional features include an underbuild, utility room, fibre optic internet, alarm system, electric gates, and off-road parking. The property is sold fully furnished, making it completely move-in ready. Ideally located just 10 minutes from the beaches of Guardamar del Segura, 5 minutes from local amenities, 15 minutes from golf courses, and only 30 minutes from the airport, this villa is perfect as a permanent residence, holiday home, or investment property.

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|--|---|--|
|  3 bedrooms                  |  3 bathrooms       |  150m <sup>2</sup> Build size     |
|  200m <sup>2</sup> Plot size |  Swimming Pool     |  Fully Fitted Kitchen             |
|  Underbuild                  |  Gated Complex     |  Outdoor Kitchen/BBQ Area         |
|  Close to Amenities          |  Electric gates    |  Exterior lighting                |
|  Alarm System                |  Fitted Wardrobes  |  Open Plan Living and Dining Room |
|  Ceiling fans                |  Electric blinds   |  New Build                        |
|  Ensuite                     |  Electric Shutters |  Gated Access                     |
|  Fibre Optic                 |  Air conditioning  |  White Goods                      |



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