

## 3 спальная комната вилла продается в Ciudad Quesada, Alicante

780.000€



Modern New Build Villa in Doña Pepa, Rojales - Luxury Living on the Costa Blanca&#13;&#13;Exclusive Contemporary Villa in a Prestigious Residential Area&#13;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.&#13;&#13;Elegant Design and Functional Layout&#13;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.&#13;&#13;Premium Quality and Energy Efficiency&#13;Every detail of this property reflects superior quality and comfort. The villa comes with:&#13;Furnished kitchen with high-end appliances&#13;Underfloor heating in bathrooms&#13;Aerothermal system for air conditioning and hot water&#13;LED lighting both indoors and outdoors&#13;Private landscaped garden&#13;Private parking space&#13;&#13;These features ensure optimal energy efficiency and a luxurious yet sustainable lifestyle.&#13;&#13;Perfect Location in Rojales, Costa Blanca South&#13;Doña Pepa is a prestigious urbanization within Rojales, a charming town in the Vega Baja region known for its welcoming international community and relaxed atmosphere. The villa is perfectly located:&#13;La Marquesa Golf Course: 4 km (10 minutes)&#13;Guardamar Beach: 10 km (15 minutes)&#13;Torrevieja and La Mata Beaches: 12 km&#13;Alicante International Airport: 40 km (25 minutes)&#13;Shops, restaurants, and supermarkets: within walking distance&#13;&#13;Rojales offers a perfect balance between traditional Spanish charm and modern living, with excellent services, restaurants, and a lively cultural scene.&#13;&#13;Live Your Mediterranean Dream&#13;With its contemporary architecture, high quality finishes, and

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| 3 спальни                        | 2 ваннные комнаты  | 214m <sup>2</sup> Размер сборки |
| 580m <sup>2</sup> Размер участка | Garden             | Private pool                    |
| Gated                            | Solarium: Yes      | Near Schools                    |
| Near Bus Route                   | Double Bedrooms: 3 | Under-Build / Basement          |
| Number of Parking Spaces: 2      | Beach: 7000 Meters | Useable Build Space: 120 Msq.   |
| Location: Rural                  | Terrace: 93 Msq.   | Parking - Space                 |
| Storage / Trastero               | Toilet: 1          |                                 |