

## 2 sovrum Villa till salu i Roldan, Murcia

**339.950€**



Modern 2 or 3 bedroom Villas in Roldán, Murcia

This unique project, located in the charming Roldán in the region of Murcia, offers 12 exclusive villas, divided into three different designs. Each property combines modern architecture with high-quality finishes, offering the ideal combination of luxury, comfort and personalization.

### Layout of the Villas
















The project offers a choice of three models:

**Model A: (Standard 3 Bedrooms, 2 Floors)** This villa features a ground floor with an open plan living and kitchen area of 33.85 m<sup>2</sup>, a bedroom of 11.12 m<sup>2</sup> with an en-suite bathroom of 3.18 m<sup>2</sup>, a guest toilet of 1.77 m<sup>2</sup>, and a laundry room of 6.16 m<sup>2</sup>. From both the living area and the bedroom you have a view of a garden of 114.34 m<sup>2</sup> and a private pool of 2.5 m x 6 m. On the first floor there are two additional bedrooms of 10.81 m<sup>2</sup> and 10.77 m<sup>2</sup>, with a shared bathroom of 5.18 m<sup>2</sup>. In addition, there is a spacious terrace of 26.76 m<sup>2</sup>.

**Model B: (Special 2 Bedrooms, 1 Floor)** This single storey villa offers an open plan living and kitchen area of 35.03 m<sup>2</sup>, a master bedroom of 10.93 m<sup>2</sup> with an en-suite bathroom of 4.20 m<sup>2</sup>, a second bedroom of 11.07 m<sup>2</sup>, and a separate bathroom of 3.85 m<sup>2</sup>. Both the living area and the bedrooms overlook a garden of 121.16 m<sup>2</sup> and a swimming pool of 2.5 m x 6 m. In addition, there is a covered terrace of 13.69 m<sup>2</sup> and a storage room of 7.40 m<sup>2</sup>.

**Model C: (Special 3 Bedrooms, 2 floors)** This villa consists of a ground floor with an open living room and kitchen of 42.08 m<sup>2</sup>, an office space of 10.41 m<sup>2</sup> overlooking the terrace and garden, a bathroom of 4.51 m<sup>2</sup>, and a storage room of 8.81 m<sup>2</sup>. The living space overlooks a spacious garden of 150 m<sup>2</sup> and a swimming pool of 3 mx 7 m. On the first floor there is a master bedroom of 14.70 m<sup>2</sup> with an en-suite bathroom of 13.27 m<sup>2</sup>. In addition, there is a second bedroom of 10.23 m<sup>2</sup> with an en-suite bathroom of 4.46 m<sup>2</sup> and a separate toilet of 2.30 m<sup>2</sup>. Both bedrooms have access to a solarium of 41.50 m<sup>2</sup>.

### High Quality Finishes and Included Equipment

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|  2 sovrum                      |  2 badrum                     |  77m <sup>2</sup> Bygg storlek |
|  198m <sup>2</sup> Tomtstorlek |  Simbassäng                   |  Garden                        |
|  Storage Room                  |  Laundry room                 |  Terrace                       |
|  Solarium                      |  Private pool                 |  White goods                   |
|  Basement opcional             |  TV and telephone connections |  Built-in/lined wardrobes      |