



## 2 Bedrooms - Villa - Alicante - For Sale - N7280



### Στοιχεία μεσίτη

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Όνομα:            | Darren Brown                                                                                        |
| Όνομα εταιρείας:  | Calida International Properties                                                                     |
| Χώρα:             | Spain                                                                                               |
| Experience since: | 2005                                                                                                |
| Τύπος υπηρεσίας:  | Selling a Property                                                                                  |
| Specialties:      |                                                                                                     |
| Property Type:    | Apartments, Houses                                                                                  |
| Τηλέφωνο:         |                                                                                                     |
| Languages:        | English, Spanish                                                                                    |
| Site:             | <a href="http://calidainternationalproperties.co.uk">http://calidainternationalproperties.co.uk</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 561,192.92 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | Spain      |
| Νομός/Περιοχή/Επαρχία: | Valencia   |
| Πόλη:                  | Rojales    |
| Δημοσιεύθηκε:          | 24/12/2024 |
| Περιγραφή:             |            |

Nestled in the exclusive La Marquesa Golf area in Rojales, this new build villa offers the perfect blend of luxury and practicality. With only four independent villas in this sought-after development, residents can enjoy peace, privacy, and an enviable lifestyle. The villa is thoughtfully designed across a single spacious floor, featuring an open-concept layout that maximises both natural light and functionality.

As you enter the villa, you are welcomed into a bright and airy living area that flows seamlessly into the integrated kitchen. The kitchen is equipped with modern appliances and offers ample storage space, making it ideal for both everyday living and entertaining guests. The living room, with its expansive windows, is designed to bring the outdoors in, providing direct access to the garden and the inviting pool area, where you can unwind or entertain in style.

This villa offers two generously sized bedrooms, each designed to provide comfort and relaxation. The master bedroom comes with an en-suite bathroom, offering privacy and convenience, while the second bedroom has easy access to the second bathroom, ensuring that all family members or guests have their own space. Both bathrooms feature high-quality finishes, with modern fixtures and fittings that offer a touch of sophistication.

A standout feature of the villa is the stunning 60-square-metre solarium, finished with artificial grass and



a glass balustrade. This elevated terrace provides panoramic views of the surrounding area, including the nearby golf course, and offers the perfect setting for alfresco dining, sunbathing, or enjoying the evening breeze. It's the ideal space for hosting guests or simply relaxing in solitude.

The villa also boasts an expansive basement of over 80 square metres, providing additional storage and versatility. This basement area is complete with a laundry room and two English patios that allow natural light and ventilation to flow throughout, ensuring the space remains bright and welcoming. The possibilities for this basement are endless – whether you choose to use it as a home gym, entertainment area, or additional storage, it provides ample space for all your needs.

The location of the villa in Rojales offers the perfect balance of tranquillity and accessibility. This traditionally agricultural town has evolved into one of the most desirable destinations in the interior of Vega Baja, thanks to its excellent transport links and proximity to key areas. Situated near the N-332 and AP-7, Rojales allows for quick access to the vibrant city of Alicante, which is just a 20-minute drive away, and the stunning beaches of Guardamar, La Mata, and Torrevieja, all within a 15-minute drive. Rojales also boasts a rich cultural heritage and a vibrant social scene, with a variety of local restaurants and leisure activities to enjoy. The prestigious La Marquesa Golf course, an 18-hole course that attracts golf enthusiasts from around the world, is just a stone's throw away, providing a perfect opportunity for golf lovers to indulge in their passion while enjoying the stunning surroundings.

This villa is a truly exceptional opportunity for those seeking a high-quality home in a prime location. With its modern design, luxury finishes, and access to a wide range of amenities, it offers an unparalleled living experience in one of Spain's most sought-after areas. Whether you're looking for a full-time residence, a holiday home, or an investment property, this villa promises to exceed your expectations and provide you with a lifestyle that combines comfort, style, and convenience.

Last Updated:

Νέος: Ναί

### **Κοινά**

Κρεβατοκάμαρες: 2

Μπάνια: 2

Τελειωμένα τετραγωνικά πόδια: 159 τ.μ

Μέγεθος αυλής: 307 τ.μ

### **Room details**

Total rooms: 4

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.524.843



# IMLIX

**IMLIX αγορά ακινήτων**  
<https://www.imlix.com/el/>

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