



## listing



### Informazioni sull'Agente

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Nome:             | Smart Properties                                                                  |
| Nome della ditta: |                                                                                   |
| Nazione:          | Spain                                                                             |
| Experience since: |                                                                                   |
| Tipo di servizio: | Selling a Property                                                                |
| Specialties:      | Buyer's Agent                                                                     |
| Property Type:    | Apartments, Houses, Other                                                         |
| Telefono:         | +34 (966) 790-787                                                                 |
| Languages:        | Dutch, English, French, German, Spanish                                           |
| Sito web:         | <a href="https://smartpropertiesnspain.com">https://smartpropertiesnspain.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 505,575.66 |

### Posizione

|              |                  |
|--------------|------------------|
| Nazione:     | Spain            |
| Indirizzo:   | La Marquesa Golf |
| Pubblicato:  | 01/10/2026       |
| Descrizione: |                  |

#### Exclusive New Build Villa on La Marquesa Golf Course – Modern Living with Private Pool

This modern new build villa is located in an attractive setting on La Marquesa Golf Course, combining contemporary architecture, high-quality materials, energy efficiency and a comfortable Mediterranean lifestyle.

The property has been designed with particular attention to thermal insulation, energy efficiency and modern living standards. Depending on the project, the construction can be carried out using a modern galvanised steel frame system or reinforced concrete construction.

#### Private Pool & Outdoor Areas

The fully enclosed private plot offers excellent privacy and a pleasant outdoor environment. Generous terraces and landscaped garden areas create the perfect setting for enjoying the Mediterranean climate. A major highlight is the private swimming pool measuring approximately 3 x 6 metres, featuring built-in lighting, a convenient built-in staircase and a design focused on easy maintenance. A pre-installation for a heat pump is also provided for future pool heating.

The property also includes a private parking space, outdoor shower and exterior lighting and electrical points. The terraces are finished with high-quality, weather-resistant and non-slip porcelain tiles.

#### Bright & Contemporary Interiors



The interior spaces combine modern design with practical functionality. The floors are finished with high-quality 60 x 60 cm porcelain tiles, while bathrooms, terraces and outdoor areas feature suitable non-slip surfaces.

The walls and ceilings are finished in smooth paint. High-quality plasterboard systems with increased resistance to fire and humidity are used throughout the property.

Large windows with white PVC frames and safety double glazing provide plenty of natural light and create a seamless connection between the indoor and outdoor areas. Operable windows and patio doors are fitted with electric shutters.

#### Fully Equipped Kitchen & Modern Bathrooms

The kitchen is fully fitted with modern upper and lower cabinets, available in contemporary gloss or wood-effect finishes, a compact worktop and a sink with drainer. Connections for the oven and dishwasher are provided, and the kitchen appliance package is included.

The bathrooms feature high-quality sanitary ware, modern mixer taps and contemporary bathroom furniture. The shared bathrooms include single washbasins, while the en-suite bathroom is equipped with a spacious double washbasin.

All bathrooms include shower screens, while the shower areas are fitted with non-slip flooring.

#### Comfort & Modern Technology

The villa features a secure reinforced entrance door, high-quality interior doors and practical built-in wardrobes with sliding doors, upper storage compartments and hanging rails.

A comprehensive electrical and telecommunications installation provides modern connectivity.

Telephone, internet and TV connections are provided in the bedrooms and living room.

A pre-installation for ducted air conditioning is included, with the necessary ducting and connections for the external heat pump units.

#### Energy Efficiency

Energy efficiency is one of the key features of this property. Domestic hot water is produced using an aerothermal heat pump system, using renewable energy and providing an efficient solution for everyday living.

The villa also includes a photovoltaic solar system of approximately 3.6 kW, together with an inverter and lithium battery storage.

Combined with the high-quality insulation, energy-efficient glazing and insulated roof construction, this creates a highly efficient and comfortable home.

The properties are designed to achieve excellent energy efficiency ratings.

#### Golf Lifestyle

Living on La Marquesa Golf Course offers an ideal combination of sport, relaxation and Mediterranean living. Enjoy a round of golf and then relax beside your private pool or on the spacious terraces of your own home.

The combination of golf course location, private pool, contemporary outdoor areas, high-quality specifications and advanced energy technology makes this villa an excellent choice as a permanent residence, holiday home or investment property.

Nuovo:

Si

#### Comune

Camere da letto: 3

Bagni: 2

Finito piedi quadrati: 190 mq



# IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

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Dimensione del lotto: 256 mq

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

Telefono: 966790787

IMLIX ID: SP4912

