

## 3 Bedrooms | 201m<sup>2</sup> Plot | Private Pool | 3, AAAAA



We are pleased to offer this stunning detached villa located in the prestigious Doña Pepa urbanization, in Ciudad Quesada, Rojas. With a spacious plot of 201 m<sup>2</sup>, this property stands out for its excellent layout and numerous extras that ensure a comfortable and modern life.





The villa features a 201 m<sup>2</sup> plot that includes a private pool, ideal for enjoying sunny days. Additionally, there is ample space to park the car on the property, with pre-installation to place a motor for an automatic gate, facilitating access and security. It also has a practical laundry area.

The spacious living-dining room is characterized by its large south-facing windows, allowing excellent natural light to enter, creating a bright and cozy atmosphere. The American-style kitchen is modern and functional, equipped with a breakfast bar that adds a touch of comfort and style.

On the main floor, there is a bedroom with a bathroom that has underfloor heating, providing additional comfort during the colder months. On the first floor, there are two additional bedrooms, both with access to another bathroom that also has underfloor heating. Additionally, this floor has a large terrace, perfect for relaxing and enjoying the Mediterranean climate.

The villa is equipped with ducted air conditioning, electric blinds, mosquito nets on all windows, and a video intercom, offering a high level of comfort and security. Although the house is sold unfurnished, it includes appliances, air conditioning, underfloor heating, and mosquito nets, which represents significant added value.

The villa's location is another of its strong points. It is located in a residential area just a few minutes from various

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|--|---|--|
|  3 bedrooms                  |  2 bathrooms |  162m <sup>2</sup> Build size |
|  201m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Garden   |
| <input checked="" type="checkbox"/> Private pool   | <input checked="" type="checkbox"/> Unfurnished   | <input checked="" type="checkbox"/> Terrace  |
| <input checked="" type="checkbox"/> Pool views   | <input checked="" type="checkbox"/> Air conditioning  | <input checked="" type="checkbox"/> Under build  |
| <input checked="" type="checkbox"/> White Goods  | <input checked="" type="checkbox"/> Amenities- car  | <input checked="" type="checkbox"/> Underfloor heating   |
| <input checked="" type="checkbox"/> Quality build  | <input checked="" type="checkbox"/> Walking Distance to Amenities                               | <input checked="" type="checkbox"/> Built-in Wardrobes   |
| <input checked="" type="checkbox"/> Rental Potential   | <input checked="" type="checkbox"/> Carport   | <input checked="" type="checkbox"/> No community fees  |
| <input checked="" type="checkbox"/> Fibre optic internet connection  | <input checked="" type="checkbox"/> Sunblinds/Awnings   | <input checked="" type="checkbox"/> Electric shutters  |