

## 4 chambre Villa à vendre dans Mar Menor Golf Resort, Murcia

599.000€



We are very proud to introduce a brand-new release of stunning front-line golf villas within the prestigious Roda Golf & Beach Resort. These detached 4-bedroom, 3-bathroom villas are designed for those seeking luxurious living, with modern amenities and breathtaking views of the golf course. Below are the key features of these exceptional properties:

**Villas Overview**  
4 Bedrooms, 3 Bathrooms: Each villa is designed to offer space and comfort, with an ideal layout for family living. Private Garden & Pool: Enjoy a beautifully landscaped private garden with a refreshing pool, perfect for relaxation. Off-Road Parking: Convenient parking space right at your doorstep.

**Ground Floor:** Two spacious double bedrooms, one with direct access to the pool area through elegant sliding balcony doors. A family bathroom that offers convenience and style. A light-filled, open-plan living-dining area with panoramic glass doors leading to the garden and pool, perfect for entertaining. Modern kitchen with a functional workstation, designed for everyday living and culinary experiences.

**First Floor:** The third bedroom features an en-suite bathroom and opens to a private terrace. A fourth double bedroom with access to a private solarium, offering additional outdoor space. A third bathroom, serving the upper level.

**Villa Details**  
Plot Size: 135m<sup>2</sup> living space on plots starting at 300m<sup>2</sup>, providing plenty of space for indoor and outdoor living. Energy-Efficiency: High-level thermal insulation and soundproofing for year-round comfort. Appliances Included: Fridge-freezer, oven, microwave, vitroceramic hob, extractor fan, dishwasher, and washing machine. Pre-installed Air Conditioning: Ducted air conditioning system ready for installation. Underfloor Heating: Enjoy warmth in the bathrooms with underfloor heating. Interior & Exterior Lighting: Thoughtfully designed lighting throughout the home (excluding ornamental lights). Motorized Shutters: Installed in both bedrooms and the living area for added convenience. Double-Glazing & Solar Protection: Ensure a comfortable interior environment while protecting against the sun's rays. Sustainable Energy: Hot water system via an electric, adjustable boiler, complemented by 1.5kw photovoltaic solar panels. Electric Car Ready: Pre-installation for electric car chargers, ensuring you're ready for the future of transport.

**Roda Golf & Beach Resort Features**  
24-Hour Security: A private, secure development ensuring peace of mind. On-site Amenities: A taxi rank, stunning clubhouse with bar and

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|---|--|---|
| <input type="checkbox"/> 4 chambres   | <input type="checkbox"/> 3 salles de bains                           | <input type="checkbox"/> 135m <sup>2</sup> Taille de construction |
| <input type="checkbox"/> 300m <sup>2</sup> Taille de la parcelle                | <input checked="" type="checkbox"/> Mains Sewerage                   | <input checked="" type="checkbox"/> Mains Water                   |
| <input checked="" type="checkbox"/> Double glazing                              | <input checked="" type="checkbox"/> Intercom                         | <input checked="" type="checkbox"/> Unfurnished                   |
| <input checked="" type="checkbox"/> Close to medical centre                     | <input checked="" type="checkbox"/> Mains Electricity                | <input checked="" type="checkbox"/> Close To Town And Amenities   |
| <input checked="" type="checkbox"/> Close to sports facilities                  | <input checked="" type="checkbox"/> Close to schools                 | <input checked="" type="checkbox"/> Panoramic Views               |
| <input checked="" type="checkbox"/> Internet Available                          | <input checked="" type="checkbox"/> Close to shops, restaurants, ... | <input checked="" type="checkbox"/> Security Surveillance         |
| <input checked="" type="checkbox"/> Walking distance to shops, restaurants, ... | <input checked="" type="checkbox"/> Bars And Restaurants             | <input checked="" type="checkbox"/> Electric Boiler               |
| <input checked="" type="checkbox"/> Fitted Wardrobes                            | <input checked="" type="checkbox"/> White-Goods Included             | <input checked="" type="checkbox"/> Walk-in Shower                |



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