

## 3 soverom Villa til salgs i Ciudad Quesada, Alicante

439.000€



Discover this stunning modern villa with 3 Bedrooms and 2 Bathrooms for sale in the sought-after urbanization of Doña Pepa, Ciudad Quesada, part of the Rojales municipality on Spain's Costa Blanca. This well-established residential area is known for its secure and high-quality living environment, with a 60% year-round resident population.

Prime Location – Close to Beaches & Essential Services

- ✓ 9 km from Torrevejea and just 10 minutes by car to Guardamar del Segura's stunning sandy beaches
- ✓ Walking distance to supermarkets, banks, pharmacies, restaurants, mini-golf, bowling, medical clinics, and more
- ✓ Excellent connectivity – easy access to the motorway for quick trips to Alicante, Murcia, and beyond
- ✓ Golfers' paradise – Near La Marquesa Golf Course (18 holes) in Rojales
- ✓ Outdoor activities nearby – water parks, horse riding, tennis courts, protected nature reserves, and top-rated shopping centers
- ✓ 30 minutes from Alicante Airport, 60 minutes from Murcia Airport. This high-end villa boasts a private pool, a beautifully landscaped garden, and a spacious rooftop terrace with an outdoor barbecue area – perfect for enjoying the Costa Blanca's year-round sunshine.

Key Features & Upgrades:

Modern open-plan layout with a spacious living and dining area West-facing orientation for optimal sunlight all year. Exclusive high-end finishes and designer furnishings Silent integrated heat pump for heating and cooling. Underfloor heating in both bathrooms for extra comfort. Climalit double-glazed windows for energy efficiency Smart lighting with dimmable spotlights – inside & out. Air conditioning throughout via built-in ducts. Private pool with outdoor shower, pergola & external storage sheds

The villa is in impeccable condition and has been meticulously maintained – it looks and feels brand new.

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|---|--|--|
| 3 soverom   | 2 bad  | 110m <sup>2</sup> Bygg størrelse                       |
| 300m <sup>2</sup> Tomtestørrelse                          | <input checked="" type="checkbox"/> Svømmebasseng    | <input checked="" type="checkbox"/> Air Conditioning   |
| <input checked="" type="checkbox"/> Under floor heating   | <input checked="" type="checkbox"/> Ceiling fans     | <input checked="" type="checkbox"/> Solarium           |
| <input checked="" type="checkbox"/> Fully Furnished       | <input checked="" type="checkbox"/> Utility room     | <input checked="" type="checkbox"/> Private pool       |
| <input checked="" type="checkbox"/> Condition - Excellent | <input checked="" type="checkbox"/> Off road parking | <input checked="" type="checkbox"/> Close to amenities |
| <input checked="" type="checkbox"/> Fully Fitted Kitchen  | <input checked="" type="checkbox"/> American Kitchen | <input checked="" type="checkbox"/> Pool View          |
| <input checked="" type="checkbox"/> Garden View           | <input checked="" type="checkbox"/> West Facing      | <input checked="" type="checkbox"/> Walk To Amenities  |
| <input checked="" type="checkbox"/> Ensuite               | <input checked="" type="checkbox"/> private gardens  |  |

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