

4 bedroom Villa for sale in 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: 135m² living space on plots starting at 300m², 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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|  4 bedrooms |  3 bathrooms |  135m ² Build size |
|  300m ² Plot size | <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 |