



## 2 bedroom Townhouse for sale in Mar Menor Golf Resort, Murcia

169,995€

This townhouse has a fabulous patio leading straight out to the communal pool. As you enter this well presented 2 bedroom 2 Bathroom townhouse via a secure door you are met with a bright hallway leading onto the open plan lounge dining area and garden views. On one side of the hallway you have a toilet with a walk-in shower and a window which allows ventilation and light, plus a large storage cupboard. On the other side you can find the kitchen with a serving hatch that allows you to stay in touch with guests. The kitchen leads to a utility area housing the washing machine. The good-sized lounge and dining area leads to the large patio doors opening on to your own covered private terrace and BBQ area, with direct access to the garden area with the pool steps away. Upstairs you have 2 good-sized bedrooms, separated by the family bathroom. Both bedrooms have fitted wardrobes. The main bedroom has a small Juliette balcony with pool views. Also included in the sale is a private underground communal parking and large storage room. Roda Golf Resort is a unique residential-tourist complex located near Mar Menor, in San Javier, Murcia, one of the regions with the best climate and quality of life in Spain. A leisure resort designed for living, Roda Golf Resort offers the opportunity of luxury living, in a secure, landscape, pedestrianised environment. Set in mature beautifully maintained grounds, this gated, 24hour security resort is literally minutes to the beaches of the Mar Menor and benefits from almost 300 days of sunshine. The resort is a mix of apartments, townhouses and villas built around an 18-hole golf course designed by Dave Thomas and the club captain Sam Torrance. The resort is family friendly & has numerous communal pools and play areas. The first class clubhouse & restaurant Collados de Roda has stunning views located on the first floor overlooking the golf course and offers a variety of international and local dishes. Roda village is located just outside the resort gate and has a variety of restaurants offering different cuisine, bars and a supermarket, there is a village's community center, where you can attend charity events, play petanque or enjoy a drink and a meal right on your doorstep. Alternatively, only 5 mins into Los Alcazares by car with its popular €Strip€ with more restaurants and bars and minutes from the beach and Mar Menor. Driving times to : Bus Service - From Roda town to Los Alcazares Los Alcazares Beach 5 mins Murcia Airport 25 mins Alicante Airport 60 mins City of Murcia 25

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| 2 bedrooms   | 2 bathrooms  | <input checked="" type="checkbox"/> Swimming Pool                               |
| <input checked="" type="checkbox"/> On golf resort                   | <input checked="" type="checkbox"/> Fitted Wardrobes     | <input checked="" type="checkbox"/> Underground parking                         |
| <input checked="" type="checkbox"/> communal pool                    | <input checked="" type="checkbox"/> furnished            | <input checked="" type="checkbox"/> Communal garden                             |
| <input checked="" type="checkbox"/> Community Fees                   | <input checked="" type="checkbox"/> Log Burner/Fireplace | <input checked="" type="checkbox"/> Walking distance to shops, restaurants, ... |
| <input checked="" type="checkbox"/> Close to shops, restaurants, ... | <input checked="" type="checkbox"/> White-Goods Included | <input checked="" type="checkbox"/> Walk-in shower                              |

