

## 3 bedroom Villa for sale in Roldan, Murcia

379,950€



Ref: CC2-ROL-SPVGEM3b Nearly New Detached Villa on Prime Larger Corner Plot with Open Aspect Overlooking a Park in Gated Resort Community close to all many amenities of the Town - 3 Double Fitted Bedrooms, 3 Fitted Bathrooms, Enhanced Fully Fitted Kitchen with Extended Island Unit, Full Air-conditioning Installed - Solarium with Summer Kitchen - Private Heated Pool with cover - Laundry Room with Washing Machine Separate Dryer and Storage Space - Private Parking - Garden Shed - Solar Panels - 15 minutes to the Beach, 15 minutes to the Airport, 10 minutes to 3 Golf courses with choice of several others within 20 minutes - Fully Furnished & Equipped Inside - Alarm & Remote CCTV - Bargain at €379,950 Euros - Price Includes Fully Installed Air-conditioning + Pool Heating Installed + Enhanced Kitchen + Save on New Build tax El Alba Mediterranean Resort is a luxury complex of villas with private pool, terrace areas and solarium that allows you to enjoy all hours of sunshine, every day of the year The resort will feature: 3 paddle tennis courts: To practice this exciting sport with friends and family 1 bowling green court: Who says that fun is limited to the Summer? Now you can enjoy the game every day of the year Restaurant cafeteria: After an exciting game or simply to enjoy the views, there is a restaurant cafeteria with terrace and African reed pergola surrounded by lush tropical vegetation A sandy beach-style swimming pool of between 300 and 400 m2 for a relaxing swim\* Nearly New (2024) Detached Villa (123m2) with the Latest High Insulation Build Specification\* Corner Plot (225m2) with Open outlook across Park Area and distant mountains\* Solarium (54m2) with Summer Kitchen & solar panels\* Open Plan Living Room\* Fully Fitted Kitchen with Double Door Fridge Freezer and Enhanced Island Unit \* Laundry Room with Washing Machine and Separate Dryer and Storage Space\* 3 Double Bedrooms with fitted wardrobes (2 on ground floor - 1 on first floor) Each with Patio Doors to Separate Terraces\* 3 Fitted Bathrooms (2 ensuite bathrooms)\* Fully Air-conditioned Installed\* Fully Equipped & Furnished Inside\* Garden Shed\* Private Heated Pool with Cover\* Private Parking on the plot with plenty of spaces immediately outside for guests\* Alarm System Installed & Remote CCTV\* 15 Minutes to the Airport\* 15 Minutes to the Beach\* 10 minutes to 3 golf courses (several more within 20 minutes)\* 10 Minutes to one of the very Best English Speaking International Schools in

 3 bedrooms

 3 bathrooms

 123m<sup>2</sup> Build size

 225m<sup>2</sup> Plot size