

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 |  Swimming Pool |  Walk-in Shower |
|  Double Glazing |  Mains Electricity |  Fitted Wardrobes |
|  Mains Sewerage |  Security Surveillance |  Panoramic Views |
|  On golf resort |  Internet Available |  White-Goods Included |
|  Electric Boiler |  Intercom |  Unfurnished |
|  Close to shops, restaurants, ... |  Childrens play area |  Close to schools |
|  Close To Town And Amenities |  Close to sports facilities |  Close to medical centre |



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