

## 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:** 135m<sup>2</sup> living space on plots starting at 300m<sup>2</sup>, 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 <sup>2</sup> Build size |
|  300m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool                                               | <input checked="" type="checkbox"/> Bars And Restaurants                                                           |
| <input checked="" type="checkbox"/> Close to medical centre                                                    | <input checked="" type="checkbox"/> Close to sports facilities                                  | <input checked="" type="checkbox"/> Close to schools                                                               |
| <input checked="" type="checkbox"/> Close To Town And Amenities                                                | <input checked="" type="checkbox"/> Childrens Play Area                                         | <input checked="" type="checkbox"/> Close to shops, restaurants, ...                                               |
| <input checked="" type="checkbox"/> unfurnished                                                                | <input checked="" type="checkbox"/> Intercom                                                    | <input checked="" type="checkbox"/> Electric Boiler                                                                |
| <input checked="" type="checkbox"/> White-Goods Included                                                       | <input checked="" type="checkbox"/> On golf resort                                              | <input checked="" type="checkbox"/> Internet Available                                                             |
| <input checked="" type="checkbox"/> Panoramic views                                                            | <input checked="" type="checkbox"/> Mains Sewerage                                              | <input checked="" type="checkbox"/> Security Surveillance                                                          |
| <input checked="" type="checkbox"/> Fitted Wardrobes                                                           | <input checked="" type="checkbox"/> Mains Electricity                                           | <input checked="" type="checkbox"/> Walk-in Shower                                                                 |



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