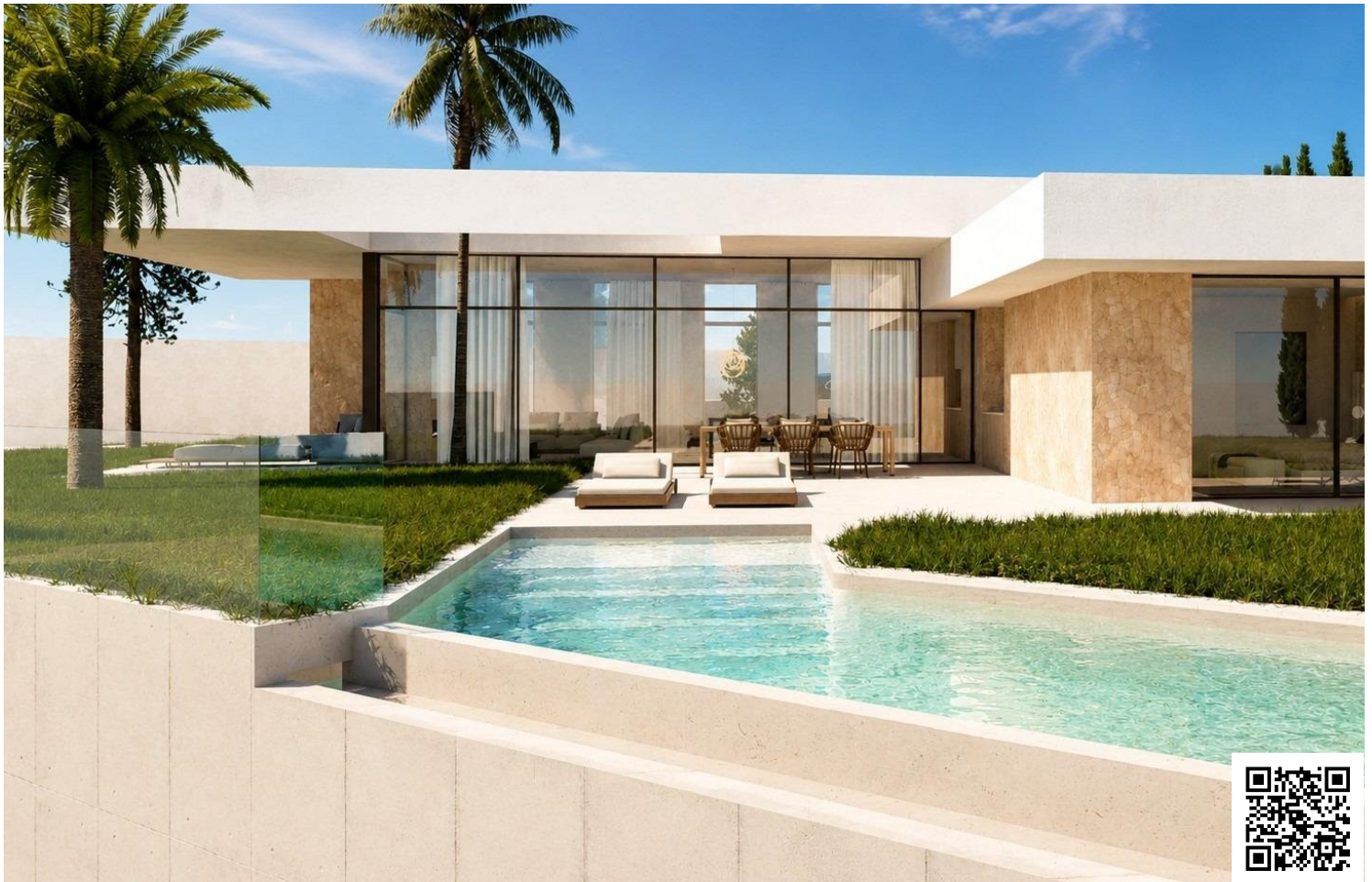


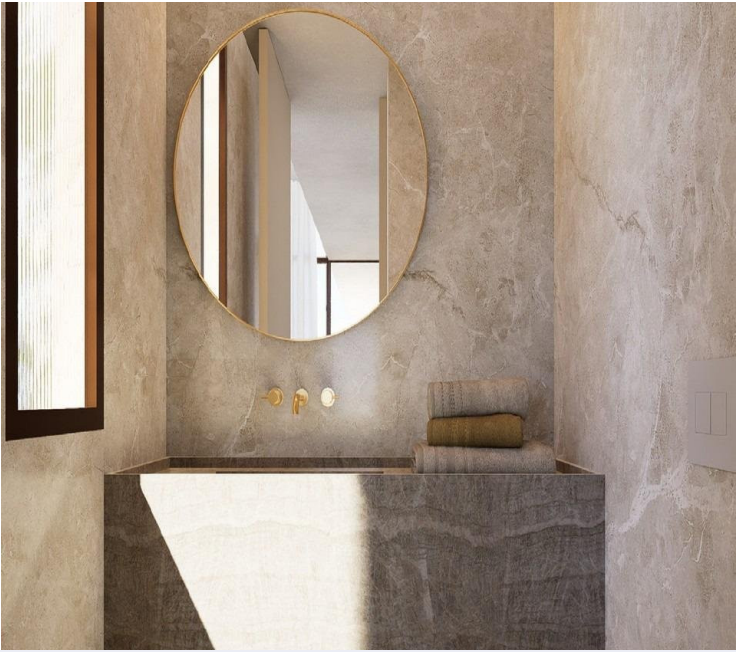
#11425

Exclusive New Build Single Level Villas at La Marquesa Golf, Ciudad Quesada

 Rojales, Alicante

€1,590,000





Overview

Specifications

Bedrooms

 4

Bathrooms

 5

Covered

 187 m²

Type

Villa

Plot

870 m²

Uncovered veranda

34 m²

Status

Key ready

Energy efficiency rating

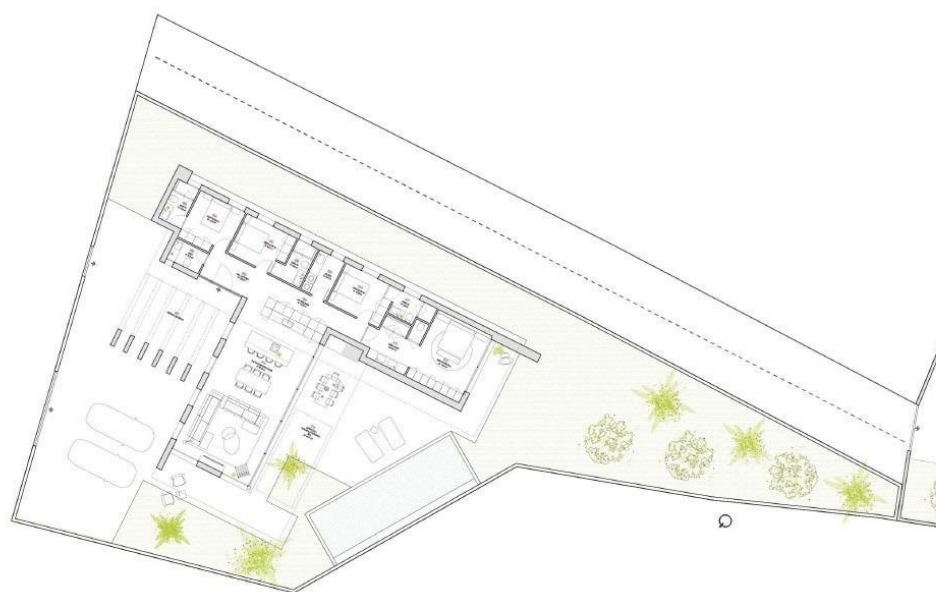
 **B**

Description

Exclusive New Build Single Level Villas at La Marquesa Golf, Ciudad QuesadaLuxury Living Next to La Marquesa Golf CourseDiscover an exclusive collection of just two contemporary detached villas in Ciudad Quesada, one of the most sought after residential areas on the Costa Blanca South. Situated on generous private plots of 870 m2 and 1,000 m2, these elegant single level homes have been designed to offer maximum comfort, privacy and seamless indoor outdoor living.Located only two minutes from the prestigious La Marquesa Golf Course and just six kilometres from the golden beaches of Guardamar del Segura, these villas combine a peaceful natural setting with excellent access to golf, the Mediterranean coastline and all essential amenities.Spacious Single Level DesignDesigned for modern family living, each villa features four spacious bedrooms, five ensuite bathrooms and a guest toilet. The open plan layout creates bright and welcoming interiors, where the fully equipped designer kitchen flows effortlessly into the living and dining area.Large floor to ceiling sliding doors flood the home with natural light while providing direct access to the covered terrace, landscaped garden and private swimming pool. An outdoor kitchen with barbecue makes entertaining easy, allowing you to enjoy the Mediterranean climate throughout the year.Each property also includes private parking within the plot for at least two vehicles.Premium Quality and Energy EfficiencyEvery villa has been built to exceptional standards using premium materials and modern technology for maximum comfort and sustainability.Features include:Private swimming poolOutdoor kitchen with barbecueFully equipped kitchen with appliancesFully installed ducted air conditioningLED lighting throughoutElectric shuttersReinforced security entrance doorMotorized vehicle access gateAerothermal hot water systemUnderfloor heating in all bathroomsVideo intercom system6.6 kW solar panel installation for enhanced energy efficiencyPrime Location in Ciudad QuesadaCiudad Quesada is a vibrant residential community offering supermarkets, restaurants, shopping, healthcare facilities and leisure activities all year round. Nearby Rojales preserves its traditional Spanish charm, while the surrounding area offers nature reserves, cycling routes and excellent sports facilities.Golf enthusiasts will appreciate the proximity to several renowned courses, while the nearby beaches of Guardamar provide crystal clear waters, natural dunes and a beautiful palm lined promenade.Distances to Main Points of InterestLa Marquesa Golf: 1 kmLa Finca Golf Resort: 8 kmGuardamar Beach: 6 kmRojales town centre: 3 kmTorrevieja: 12 kmLa Mata Natural Park: 10 kmHabaneras



Floor plans



01 PARCELA
ESCALA 1:500

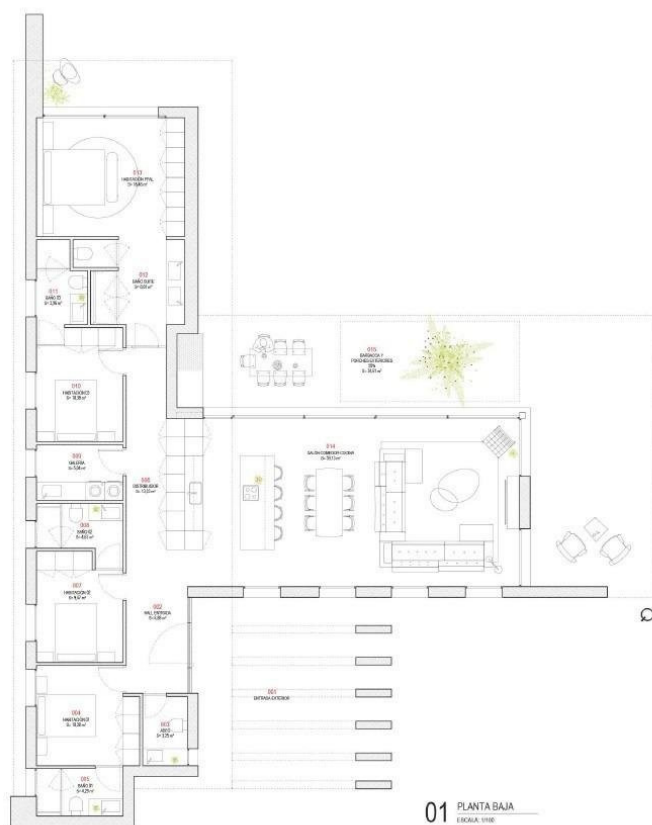
Sup. PARCELA.	870 m ²
Ocupación.	0,30%
Alturas.	Sótano + PB + P1
Retranqueos.	3 metros.
Edificabilidad.	0,30 m ² /m ² s
Coef. Minoración	0,7
Edificabilidad. Total	0,21 m ² /m ² s
Edificabilidad. Total	262,50 m ²

Superficies.

Num	Estancia	Superficie
001	Entrada exterior	6,88 m ²
002	Hall entrada	3,25 m ²
003	Ases	10,28 m ²
004	Habitación 01	4,29 m ²
005	Distribuidor	13,33 m ²
006	Habitación 02	9,47 m ²
007	Baño 02	4,63 m ²
008	Galería	5,04 m ²
009	Habitación 03	10,38 m ²
010	Baño 03	3,96 m ²
011	Baño suite	8,81 m ²
012	Habitación ppal	18,46 m ²
013	Salón-Cocina-Com	59,13 m ²
014	Porche exterior	34,61 m ²
015	Piscina	48,00 m ²

Tot. Superficies Útiles VIV. 157,97 m²

Sup. Construida Vivienda.	187,29 m ²
Sup. Porches son.	34,61 m ²
Sup. Urbanización.	647,71 m ²
Sup. Piscina.	35,00 m ²



01 PLANTA BAJA
ESCALA 1:100

Sup. PARCELA.	870 m ²
Ocupación.	0,30%
Alturas.	Sótano + PB + P1
Retranqueos.	3 metros.
Edificabilidad.	0,30 m ² /m ² s
Coef. Minoración	0,7
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Additional information

Facilities

Gated complex

Heating, Central

Parking, Uncovered

Pool, Private

Features

Barbeque

Garden

Golf course

Distances

Sea



6 km

