

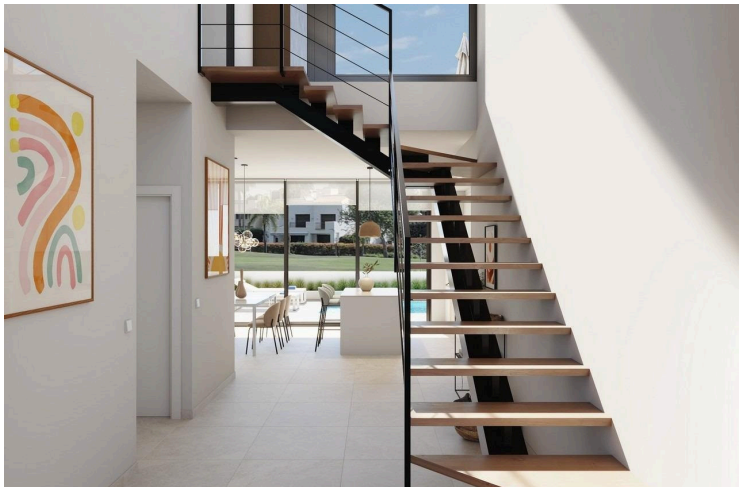
#8775

New Build Villas on the Frontline of Roda Golf with Private Pool

 San Javier, Murcia

€799,000





Overview

Specifications

Bedrooms


 3

Bathrooms

 3

Covered

 140 m²

Type	Villa	Status	Key ready
Plot	300 m ²	Energy efficiency rating	 B
Uncovered veranda	100 m ²		

Description

New Build Villas on the Frontline of Roda Golf with Private PoolExclusive Golfside Living in Costa CálidaThese modern frontline villas in Roda Golf (Murcia) offer the perfect blend of luxury, comfort, and Mediterranean lifestyle. Located just 3 km from the golden beaches of the Mar Menor, this residential project is ideal for golf lovers, water sports enthusiasts, and those seeking a serene yet well-connected home on the Costa Cálida. The development is surrounded by services, restaurants, shopping options, and sports facilities, ensuring convenience for everyday living.Spacious Villas with Private PoolsEach villa is thoughtfully designed across two levels with a total built area of 140 m². The layout includes:3 bedrooms (2 ensuite)3 fully equipped bathroomsBright living room with open-plan kitchenGround floor bedroom for convenienceTwo bedrooms on the first floor with direct uncovered terrace accessEnjoy outdoor living with a private swimming pool, spacious ground-floor terrace, and a first-floor sun terrace offering uninterrupted golf views and all-day sun. Each property also includes a private parking space on the plot and a large exterior storage room.High-Quality FeaturesThese homes are built to the highest standards, featuring:Underfloor heating in bathroomsMotorized aluminum shutters in all bedroomsFully fitted bathrooms with furniture, mirrors, lights, and glass shower screensModern kitchens with appliances includedPre-installation of ducted air conditioning in living room and bedroomsSolar panels with inverter for energy efficiencyPrime Location in Roda GolfSituated within the prestigious Roda Golf & Beach Resort, these villas are surrounded by lush fairways and Mediterranean landscapes. Distances to main points of interest:Mar Menor beaches: 3 kmDos Mares Shopping Center: 5 kmLo Pagán Marina: 6 kmRoda Golf Clubhouse: Walking distanceMurcia International Airport (Corvera): 35 kmAlicante Airport: 85 kmCartagena city: 30 kmLive the Mediterranean LifestyleWhether as a permanent residence, a holiday retreat, or a rental investment, these villas offer the perfect combination of elegance, functionality, and location.Contact us today to schedule a visit and secure your frontline villa at Roda Golf. Your dream home on the Costa Cálida awaits!



Floor plans

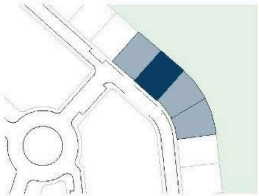
Plot 10.13a

CONSTRUCTED AREA

BUILD SIZE	
Ground floor	73,15 m ²
Upper floor	59,95 m ²
Total	133,10 m²
Covered terrace	7,60 m ²
Total Build Size	140,70 m²

OUTDOOR	
Storage	2,22 m ²
Terrace	73,25 m ²
Garden	71,73 m ²
Pool	17,55 m ²
Parking	39,32 m ²
Entrance	11,82 m ²
Solarium	27,17 m ²
Total Outdoor	215,89 m²

TOTAL	356,59 m²
Plot	300,00 m ²

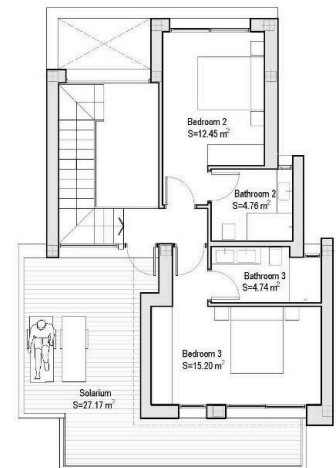


Plot 10.13a

Scale 1:100



Ground floor



Upper floor

El promotor se reserva el derecho a introducir modificaciones por necesidad de índole técnica o legal.
The Developer reserves the right to introduce changes or modifications to this plan due to legal or technical reasons



Additional information

Facilities

Aircondition, Provision

Gated complex

Parking, Uncovered

Pool, Private

Features

Garden

Golf course

Distances

Sea

 3.2 km

