



REF: # 9888

()



INFO

PRICE:	495.000 €
PROPERTY TYPE:	Villa
LOCATION:	()
BEDROOMS:	3
Bathrooms:	2
Build:	161 (m2)
Plot:	300 (m2)
Terrace:	90 (m2)
Year:	-
Floor:	-
Old price	-



DESCRIPTION

MAGNIFICENT VILLA IN DOÑA PEPA, ROJALES, within an exclusive urbanisation. This 161m² villa is built on an independent plot of 300m² and consists of 3 bedrooms, 2 bathrooms, open kitchen/living room and private parking. There are terraces up to 90m², balconies and a solarium, on the top floor you can enjoy beautiful views to the sea, green areas and Laguna de La Mata of more than 90,68 m². The property has pre-installation of air conditioning, heating and aerothermics, CCTV and domotic system. The villa is designed so that you can enjoy more than 300 sunny days a year, everything is made with high quality materials and using modern technologies for decoration and installations. It is only a few minutes drive from the famous sandy beaches of Guardamar, La Mata and Torre Vieja. The villa is located in a quiet and privileged area, which offers a relaxing and healthy environment, thanks to the proximity of the salt lakes of "Laguna Rosa" and "Laguna de La Mata". Ciudad Quesada has a lot of green areas, parks with natural pine trees and spectacular views of the sea and the "Laguna de La Mata" which you can admire from the sun terrace. This is a place where Europeans live all year round. The location of the house is excellent: in the centre of the area with developed infrastructure, close to the famous golf course "La Marquesa" and different SPA hotels. There is also a British school, "Willow International School", for children from 3 to 18 years old from all over the world. Furthermore, less than 2 km from the house there is a water park of Rojales, the commercial centre of Ciudad Quesada with many shops and entertainment centres. The main shopping centre of the area "La Zenia Boulevard" is 15 minutes away by car. Nearest Airports: Alicante Airport is 35 mins (50km) drive away and Murcia (Corvera) Airport is 55 minutes (75km).

STYLE	VIEWS	AIRCONDITIONING	DISTANCE TO :
<ul style="list-style-type: none">• Modern	<ul style="list-style-type: none">• Panoramic views	<ul style="list-style-type: none">• Central airconditioning	Beach : 6 Km Airport: 50 Km
PARKING	KITCHEN	GARDEN AND TERRACES	EXTRA
Parking no Cars: 1	<ul style="list-style-type: none">• Open kitchen	<ul style="list-style-type: none">• Open terrace• Private garden	<ul style="list-style-type: none">• Reinforced door• Video security





















PLOT SURFACE 300 m²



Escala grafica
0 1 2 3m

TABLE OF SURFACES DETACHED HOUSE

SEMI-BASEMENT FLOOR	INTERIOR USEFUL	OUTDOOR	BUILT SURFACE
Living room 1	24,35 m²	- m²	
Living room 2	34,50 m²	- m²	
Stairs 1	3,63 m²	- m²	
Total useful surface	62,48 m²		
Total area terraces		0,00 m²	
Total surface built			75,28 m²
GROUND FLOOR	INTERIOR USEFUL	OUTDOOR	BUILT SURFACE
Bedroom 1	10,05 m²	- m²	
Bedroom 2	9,27 m²	- m²	
Bathroom 1	3,17 m²	- m²	
Open kitchen	6,09 m²	- m²	
Stairs 2	1,79 m²	- m²	
Main living room	21,30 m²	- m²	
Distributor	4,14 m²	- m²	
Hall	2,00 m²	- m²	
Uncovered terrace 1	- m²	25,00 m²	
Total useful surface	67,81 m²		
Total terrace area		25,00 m²	
Total built surface			72,28 m²
TOP FLOOR	INTERIOR USEFUL	OUTDOOR	BUILT SURFACE
Bedroom 3	9,41 m²	- m²	
Bathroom 2	3,58 m²	- m²	
Stairs 3	1,79 m²	- m²	
Perovola terrace 2	- m²	4,61 m²	
Solarium terrace 3	- m²	34,59 m²	
Total useful surface	14,78 m²		
Total terrace area		39,20 m²	
Total built surface			23,98 m²
ROOFTOP NON-PASSABLE	INTERIOR USEFUL	OUTDOOR	BUILT SURFACE
Rooftop non-passable	- m²	25,06 m²	
Total useful surface	0,00 m²		
Total terrace area		25,06 m²	
Total built surface			0,00 m²
TOTAL HOUSE USEFUL SURFACE			135,87 m²
TOTAL HOUSE TERRACES SURFACE			98,68 m²
TOTAL BUILT HOUSE SURFACE			171,38 m²
TOTAL SURFACES			236,52 m²

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SEMI-BASEMENT FLOOR



Escala grafica
0 1 2 3m



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