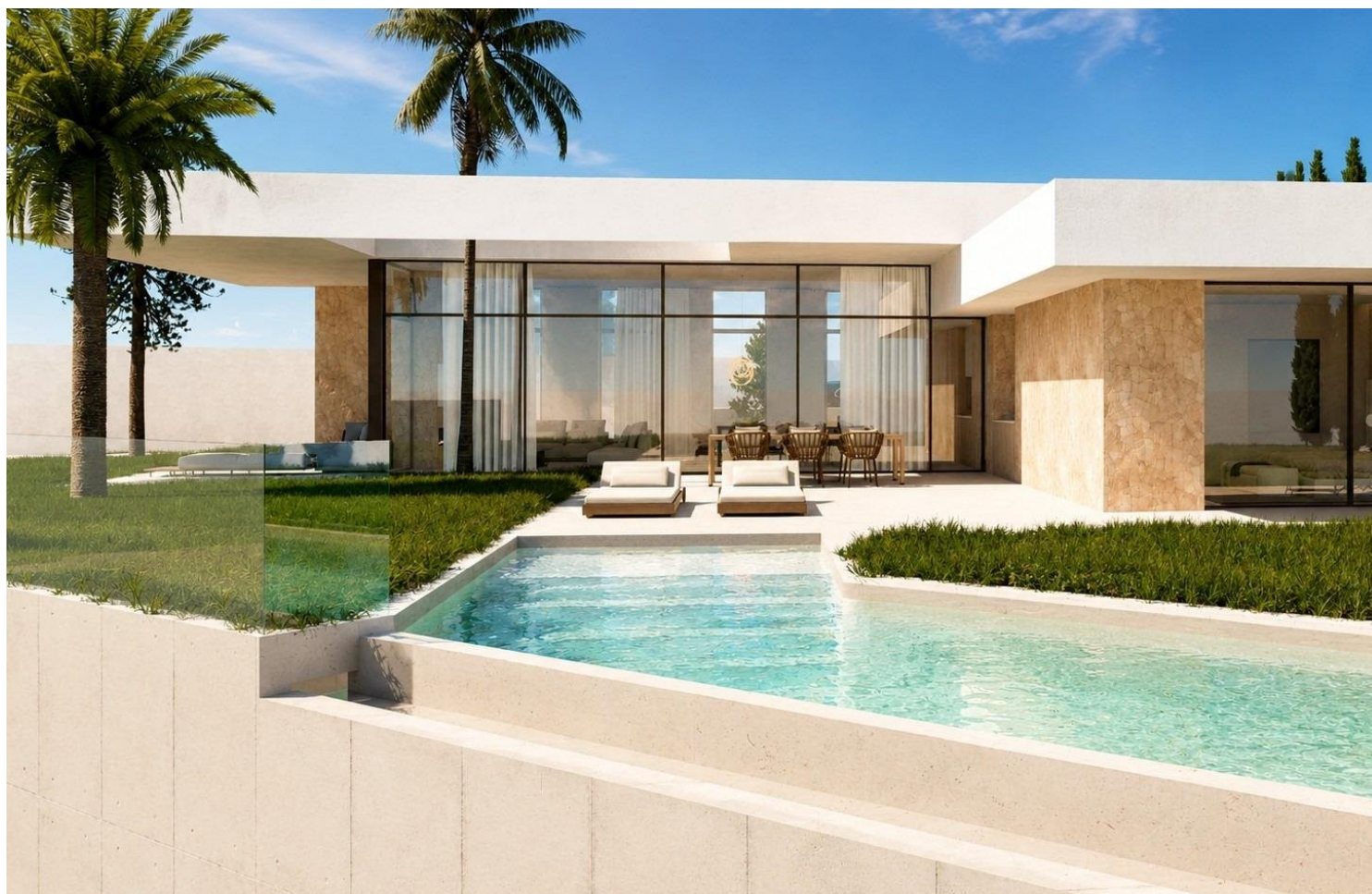


#11425

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

 Rojales, Alicante

€1,590,000





Overview

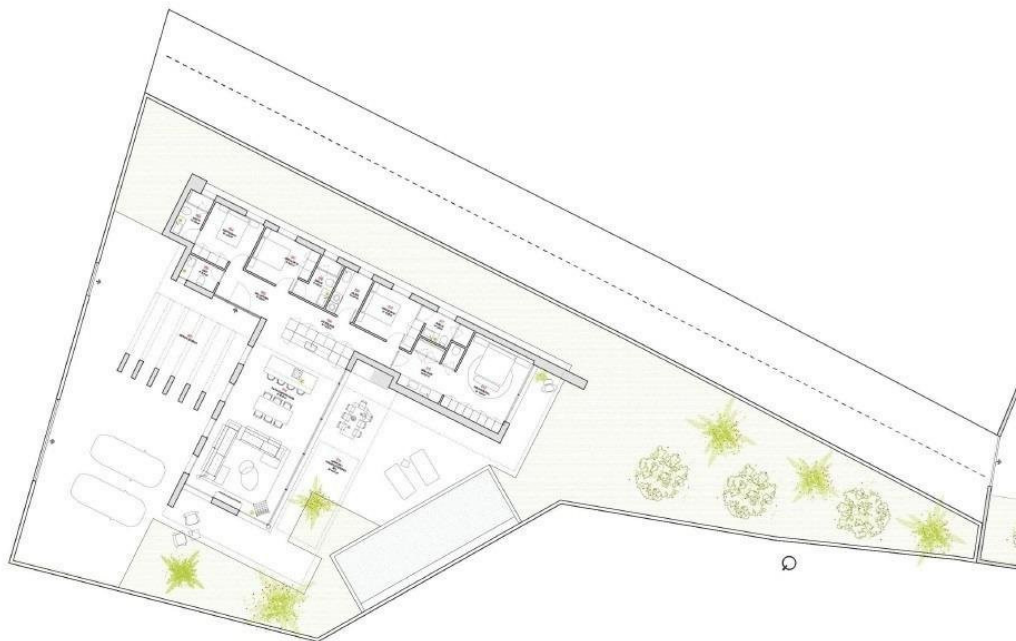
Specifications

Bedrooms		Bathrooms		Covered	
 4		 5		 187 m ²	
Type		Villa			
Plot		870 m ²			
Uncovered veranda		34 m ²			
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 Shopping Centre: 12 kmAlicante city: 38 kmAlicante International Airport: 40 kmMurcia Corvera Airport: 55 kmYour Dream Villa on the Costa BlancaThese exclusive new build villas offer an exceptional combination of contemporary architecture, generous plots, premium specifications and an unbeatable location close to golf courses, beaches and everyday services. Contact us today for more information or to arrange a private viewing and secure your new luxury home in Ciudad Quesada.

Floor plans



01 PARCELA
ESCALA 1:500

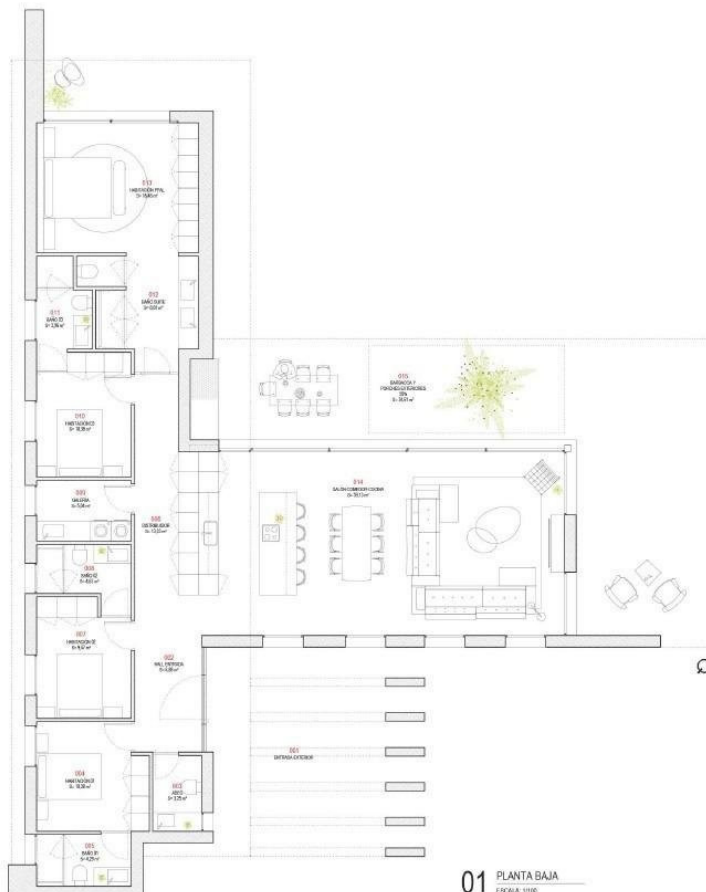
Sup. PARCELA.	870 m ²
Ocupación.	0,30%
Alturas.	Sótano + PB + P1
Retranqueos.	3 metros
Edificabilidad.	0,30 m ² /m ² s
Coef. Minoración	0,7
Edificabilidad Total	0,21 m ² /m ² s
Edificabilidad Total	262,60 m ²

Superficies.

Num	Estancia	Superficie
001	Entrada exterior	
002	Hall entrada	6,88 m ²
003	Aseo	3,25 m ²
004	Habitación 01	10,28 m ²
005	Baño 01	4,29 m ²
006	Distribuidor	13,33 m ²
007	Habitación 02	9,47 m ²
008	Baño 02	4,63 m ²
009	Galería	5,04 m ²
010	Habitación 03	10,38 m ²
011	Baño 03	3,96 m ²
012	Baño suite	8,81 m ²
013	Habitación ppal	18,48 m ²
014	Salón-Cocina-Com	59,13 m ²
015	Porche exterior	34,61 m ²
016	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
Edificabilidad Total	0,21 m ² /m ² s
Edificabilidad Total	262,50 m ²

Superficies.

Num	Estancia	Superficie
001	Entrada exterior	
002	Hall entrada	6,88 m ²
003	Aseo	3,25 m ²
004	Habitación 01	10,28 m ²
005	Baño 01	4,29 m ²
006	Distribuidor	13,33 m ²
007	Habitación 02	9,47 m ²
008	Baño 02	4,63 m ²
009	Galería	5,04 m ²
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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

Additional information

Facilities

Gated complex	Heating, Central	Parking, Uncovered
Pool, Private		

Features

Barbeque	Garden	Golf course
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Distances

Sea
 6 km