



## Detached Villa for sale in San Javier, San Javier

**419,000 €**

Reference: N8674   Bedrooms: 3   Bathrooms: 3   Plot Size: 192m<sup>2</sup>   Build Size: 126m<sup>2</sup>   Terrace: 66m<sup>2</sup>





## Costa Calida, San Javier

### Luxury New-Build Villas with Private Pool in Roda Golf

#### Exclusive Villas in a Prime Golf Location

Discover these stunning new-build villas located in Roda Golf, Murcia, a prime location for golf enthusiasts and beach lovers alike. Nestled in a serene, natural setting, these modern homes offer a perfect blend of luxury, comfort, and exclusivity.

Located in second line of Roda Golf, these villas offer stunning views of the countryside and mountains while being just 10 minutes from the beaches of the Mar Menor and 20 minutes from Murcia International Airport.

#### Modern Villas Designed for Comfort and Relaxation

These contemporary villas feature 3 bedrooms and 3 bathrooms, designed to maximize natural light and outdoor living. Every home includes:

Private swimming pool – A perfect space to cool off and relax.

Spacious terraces on both floors – Ideal for dining and unwinding.

Expansive rooftop solarium – Enjoy sunshine and panoramic views all year round.

#### High-Quality Features & Finishes

Each villa is built with top-quality materials and modern finishes, ensuring both style and durability:

Aluminum lacquered exterior carpentry with thermal break and double glazing.

Motorized aluminum blinds for added comfort.

Glass shower enclosures in all bathrooms.

Built-in wardrobes in all bedrooms, fully lined and equipped with drawers.

Fully equipped kitchen with appliances included.

Pre-installed ducted air conditioning in the living room and bedrooms.

Pre-installation for a summer kitchen on the first-floor solarium.

Hot water system with an adjustable electric heater and 1.5 kW photovoltaic solar panels for energy efficiency.

#### A Prime Location Near Golf, Beaches & More

Roda Golf is one of the most prestigious golf resorts in Murcia, offering top-tier facilities, a world-class course, and a peaceful setting. This exceptional location ensures easy access to:

Roda Golf Clubhouse – Walking distance.

Beaches of the Mar Menor – 10 minutes by car.

Mediterranean beaches – 15 minutes by car.

Murcia International Airport – 20 minutes by car.

Alicante Airport – 55 minutes by car.

La Zenia Boulevard Shopping Center – 30 minutes by car.

Several golf courses nearby – Including La Serena, Lo Romero, and Las Colinas.

#### The Perfect Investment & Holiday Home

With its fantastic location, modern design, and luxury features, these villas offer an ideal opportunity for investment, vacation, or permanent residence.

Contact us today to learn more or schedule a visit!





## Features:

### Features

Garden

Terrace: 66 Msq.

Solarium: Yes

Double Bedrooms: 3

Near Commercial Center

Beach: 3500 Meters

Private Pool

Near Golf / Golf Resort Property

Parking - Space

Useable Build Space: 105 Msq.

Location: Urbanisation

Air Conditioning: Pre-Installed

Gated

Number of Parking Spaces: 1

Near Schools

### Energy Rating

B

### CO2 Emission Rating

B