



## Abstandsvilla zum Verkauf in Benimar, Ciudad Quesada / Rojales

337.500 €

Referenz: R5077240 Schlafzimmer: 5 Badezimmer: 3 Grundstücksgröße: 420m<sup>2</sup> Garten: 202m<sup>2</sup>





## Costa Blanca South, Benimar

Are you dreaming of a spacious detached villa with all the amenities you need just a short walk away? Look no further! We have an amazingly spacious detached villa that ticks all the boxes. Located in the Atalaya's development of Benimar, Rojales this wonderful, detached property offers an abundance of living accommodation and is ideally situated within walking distance to Ciudad Quesada high street. You'll have everything you could possibly need including commercial centres, supermarkets, a water park, shops, bars, eateries, mini-golf, go karts, and an 18-hole golf course! Built circa 2008, this corner plot villa makes up part of an established and multinational community which boasts a large communal swimming pool. The villa boasts beautiful outdoor areas with a private swimming pool, storage, BBQ/outdoor dining areas, off-road parking for a small vehicle, private seating areas, an abundance of outdoor living space and even an outdoor bar! Inside, the villa offers two floors of bright and spacious accommodation which are currently self-contained. On the ground floor, you'll find an open plan large lounge-diner with A/C, a well-appointed kitchen with plenty of workspace and storage, a covered sun terrace, 2 guest bedrooms, a family bathroom, plus a wonderful main bedroom complete with its own en-suite bathroom. External stairs lead down to the lower level (Officially registered as an under-build). The under-build currently features a self-contained apartment housing 2 double bedrooms, a lounge and seating area, along with a large bathroom / wet room - perfect for visiting friends and relatives! The two floors can potentially be connected since there is an internal staircase that leads to the under-build. Although it has currently been sealed off, it can be reopened to create a link between the two levels. The villa also boasts a large rooftop solarium where you can enjoy the sunshine all-day-long along with some stunning views down over the communal swimming pool. The villa is offered for sale partly furnished (Subject to offer). With its close proximity to amenities and charming Spanish villages such as Benijofar, Rojales and Formentera Del Segura, this property offers the ultimate Mediterranean lifestyle. Imagine waking up each day in your dream home surrounded by sunshine, beautiful landscapes and a vibrant community of different nationalities. Yearly Suma Approx 360 Euros / Community Charges Approx - 179 Euros every 3 months. Benimar is a popular residential area and plays host to an array of nationalities. This serene development combines a perfect blend of local amenities, proximity to beaches, lush golf courses, and convenient access to airports, making it an ideal place to call home. Residents enjoy a wealth of amenities within reach. The nearby commercial centres and villages of Benijofar and Rojales offer a charming selection of shops, cafes, and restaurants that cater to a variety of tastes. Local street markets brim with fresh produce, allowing you to savour the flavours of Spain. The area is also family-friendly, with schools and healthcare facilities close at hand, ensuring that all your needs are met. The nearby town of Ciudad Quesada boasts a vibrant atmosphere with even more dining and entertainment options, making it a great spot for socialising and enjoying community events. There is also an 18 hole golf course and a water park! Beach lovers will appreciate the short drive to the stunning Costa Blanca coastline, where beautiful sandy beaches are less than a 15-minute journey away. You can indulge in sunbathing, swimming, or engaging in various water sports, offering a perfect retreat from daily life. For golf enthusiasts, Benimar is a haven. It is situated near several top-notch golf courses including La Marquesa, La Finca, and Vistabella, with the closest being only a short drive away. Accessibility is another strong suit of this location. Benimar is conveniently located about a 30-minute drive from Alicante Airport, which offers a range of international flights. This ease of travel is ideal for expatriates and those looking to use their property as a vacation home. Investing in a property in Benimar presents a fantastic opportunity. The area has shown steady growth in property values, making it an attractive option for buyers. The lifestyle it offers is relaxing yet vibrant, with an ideal climate, rich culture, and a friendly community atmosphere. Benimar effectively combines comfort, convenience, and investment potential, making it a compelling place to buy a property. Embrace the Spanish lifestyle while enjoying all the amenities that enrich daily living. Searching for the perfect property in Benimar? Here at Casas Manuel Real Estate we have an exceptional range of villas and houses to suit all tastes. Connect with the Casas Manuel Family to buy or sell today! Disclaimer: The information provided within the sales particulars, while regarded as correct, serves as a general reference and does not create any offer or contractual obligations. Prospective buyers should not rely on the particulars as statements of representation of fact and should verify through personal inspections and legal checks. The underbuild is described in the Title Deed



as storage space, however it has been adapted for the use of additional accommodation. Should you wish to officially document this change of use, it would need to be registered with the Land Registry office and an architect would need to assess the space to confirm it meets the necessary living standards, including height and ventilation, and then issue the appropriate certificate. Additionally, a certificate from the Community of Property Owners will also be necessary. Any furniture, electrical appliances, white goods, or air conditioning units that accompany the sale are offered as pre-owned items without warranties. Images included are for informational purposes only, and it should not be assumed that any depicted items are part of the sale with the property.