



# Abstandsvilla zum Verkauf in Rojales, Ciudad Quesada / Rojales

699.000 €

Referenz: R5258389 Schlafzimmer: 4 Badezimmer: 3 Grundstücksgröße: 504m<sup>2</sup> Garten: 153m<sup>2</sup>





## Costa Blanca South, Rojasles

Exceptional villa in the heart of Ciudad Quesada – Luxury, comfort and sustainable living

If you are attracted by the idea of moving into a practically new home without having to wait months for construction to be completed, this property is the perfect choice for you! The property has an LPO (First Occupation License) in place, making it eligible for a touristic license and ideal for year-round living as well as short- or long-term rental investment.

Discover this stunning modern villa, ideally located in the heart of Ciudad Quesada, on a quiet and secure cul-de-sac, within an established and highly sought-after residential area. The property offers the perfect balance of luxury, comfort, energy efficiency and convenience, and is within walking distance of the lively town centre, all essential amenities and La Marquesa golf course.

Built in 2020 and carefully maintained, the villa features a bright, elegant and contemporary design, spread over three floors, carefully designed to maximise natural light, ventilation and panoramic views.

On the entrance floor, you are welcomed by a spacious and bright living room with an open-plan kitchen and separate utility room. Large windows create a fluid connection between the interior and exterior, filling the spaces with natural light throughout the day. This floor also features a comfortable bedroom and a modern bathroom.

The first floor offers two spacious bedrooms, each with its own en-suite bathroom. One of them has a dressing room, while the other has a private balcony overlooking the plot.

On the top floor, a versatile space intended as the fourth bedroom (currently used as an office) opens directly onto an impressive 59 m<sup>2</sup> private rooftop terrace, offering spectacular views of the surrounding area, the salt lagoons and even the Mediterranean Sea. This rooftop offers an exceptional outdoor space, ideal for sunbathing, entertaining guests or creating an exclusive chill-out area.

The outdoor area is designed to fully enjoy the Mediterranean lifestyle, with a private saltwater swimming pool, several sunny terraces and a carefully maintained garden with an automatic irrigation system. Security and comfort are enhanced by an electric gate, smart doorbell and alarm system. The property also has airconditioning on each floor, underfloor heating in all bathrooms and 16 solar panels with batteries, making it an efficient and future-proof property.

About the area - Ciudad Quesada:

Ciudad Quesada is one of the most popular and established residential areas on the southern Costa Blanca, known for its international atmosphere, year-round activity and excellent quality of life. Unlike purely tourist towns, Quesada is a lively community all year round, with residents from many European countries.

The area offers a wide variety of restaurants, cafés, bars, supermarkets and specialist shops, as well as all essential services such as a health centre, pharmacies, banks and schools, including a Norwegian school. For leisure and entertainment, residents can enjoy the La Marquesa golf course, mini golf, bowling, hiking trails, a water park and numerous outdoor activities.

Thanks to its strategic location, several blue flag beaches are just a 10-minute drive away, and the towns of Torrevieja and Guardamar del Segura are very close by. Alicante International Airport is approximately 35-40 minutes away,



ensuring excellent accessibility throughout the year.

Can you see yourself living here? Contact us today and we will schedule a viewing for you.



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Private Terrasse

Badezimmer

Einstellungsschränke

Versorgungsraum

### Einstellung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

### Möbel

Teil eingerichtet

### Parken

Privat

### Orientierung

Süden

### Zustand

Exzellent

### Garten

Privat

### Energiebewertung

B

### Klimakontrolle

Klimaanlage

Heiße A/C.

Zentralheizung

### Pool

Privater Pool

### Sicherheit

Alarmanlage

Eingabetelefon

Sicher

### CO2 -Emissionsbewertung

B