

# SHLN1738, ONLY 3 LEFT !!!! MODERN VILLA LOCATED IN THE EXCLUSIVE RODA GOLF RESORT, JUST A FEW MINUTE'S DRIVE FROM LOS ALCÁZARES ON THE COAST OF MURCIA

For Sale. € 385 000



## Ctra. F27 Los Narejos – San Cayetano, s/n 30739 Roda (San Javier) Murcia, Roda Golf , 30739

Only 3 Modern villas left !!! located in the exclusive Roda Golf resort, just a few minute's drive from Los Alcázares blue flag beaches. This complex offers a wide range of services such as a supermarket, bars and restaurants, as well as a magnificent Club House. In addition to golf, you can do sports activities such as tennis and paddle tennis, while on the beaches of the Mar Menor, just 10 minutes from the complex, you can practice water sports. The nearby town of Los Alcázares expands the residential service offering and is very well connected by road through the AP-7. An exclusive villa distributed over two floors and built on an approx 300m2 plot. It has 3 bedrooms and 2 bathrooms. The spacious ground floor has an open layout combining a living room, dining room and fully equipped kitchen. This area leads to the large terrace and pool area. On this floor, there are also 1 double bedroom and a bathroom. The first floor includes 2 double bedrooms and a family bathroom, as well as the master bedroom with an ensuite bathroom and terrace. From the first floor landing you can access a large terrace with views of the golf course. The villa has been built with top-quality materials and includes pre-installed ducted air conditioning, appliances, built-in wardrobes, interior LED lighting, video intercom, a garden, a private pool with outdoor shower and outdoor parking. Features A new development - only 3 plots remaining. HOUSE Window and door frames in thermo-lacquered aluminium, top quality, with a break of thermal bridge. Motor-operated blinds, made from thermo-lacquered aluminium with monoblock berths in bedrooms. Double-glazing windows panes in all windows, and large windows in the living room with double glazing and laminated glass. House access door: security door. Inner doors: solid "roble balboa" Porcelain tile floor tiling. Un-textured plastic paint. Staircase steps lined with compact quartz. Pre-installation for air conditioning/heating, via ducts. Hot water production via aero-thermal system. Television points in the living room and bedrooms. Telephone points in the living room and bedrooms. BATHROOMS AND TOILETS Hanging fittings made from high-quality white ceramic band toilets. Mixer taps in sinks and thermo-static in shower. Floor and wall tiling using top-quality ceramic tiles. Electric underfloor heating. Hanging wash basin cabinet. Transparent glass shower screen with chrome edging. Forced extraction according to Technical Building Code (CTE). KITCHEN Design kitchen units. Countertop and facing to height of extractor fan in compact quartz. White goods are not included. Forced extraction according to Technical Building Code (CTE). OTHER FEATURES External facade coated with porcelain tile slabs, combined with a parge coat. Outdoor patio flooring and paving with non-slip porcelain tiles. Electronic door phone Private swimming pool

### BASE INFORMATION:

Bed	: 3
Bath	: 2

### CONVENIENCE:



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