



## Villa i Rojales - Nybygg

ROJALES

440.000€

ID # LN8449



115m<sup>2</sup>



3



2



300m<sup>2</sup>



- Svømmebasseng: Felles
- Close To Schools
- Ground floor
- Sydvendt
- Luxury property
- Takterasse
- Nær supermarket
- Nær golfbane
- Basement
- Urbanisation
- Utsikt til fjell
- Nær restaurant
- 

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## Beskrivelse

Discover the epitome of modern luxury in these new detached villas located in the charming town of Rojales. Designed with meticulous attention to detail, these homes combine energy efficiency, high-quality materials, and contemporary design to create the perfect living space.

Each villa boasts an energy efficiency rating of A, ensuring sustainable and cost-effective living. Built with a reinforced concrete structure and double perimeter walls with polyurethane insulation, these homes offer exceptional thermal and acoustic comfort. The exterior features monocoat finishes and porcelain tile cladding, while the interior is finished with porcelain flooring, tiles, and smooth plastic paintwork.

Enjoy the convenience of automatic aluminum shutters, quadruple-glazed PVC windows (wood-effect exterior, white interior), and a motorized vehicle gate at the entrance. The property is equipped with ducted air conditioning (hot/cold) throughout, LED lighting indoors and outdoors, and a video intercom system with image capture.

The fully fenced plot features a natural stone exterior wall and a stucco interior wall with acid-etched glass dividers for privacy. The 6x3 chlorinated pool comes with a pre-installed heat pump, underwater lighting, and an outdoor shower finished with high-quality tiles.

Inside, the villa is designed for modern living, with fully equipped wardrobes in all bedrooms, TV and internet points in every room, and a fitted kitchen complete with integrated appliances (washing machine, fridge, dishwasher, extractor hood, ceramic hob, oven, and microwave). The bathrooms feature suspended sanitary ware, slate-effect showers, and glass screens.

Additional highlights include a reinforced front door, pre-installation for solar panels on the roof, and an aerothermal system for domestic hot water.

Located in the peaceful area of El Recorral, these villas offer a tranquil lifestyle while being just a short drive from the vibrant town of Rojales, with its restaurants, shops, and amenities. The Costa Blanca beaches are also within easy reach, making this the perfect location for those seeking a balance of relaxation and convenience.

With Alicante Airport just 30 minutes away, this is an ideal choice for a luxurious lifestyle in a prime location.

