



**Property type :** Bungalow

**Location :** Roldan

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2024

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Countryside views

**Parking :** Driveway

**House area :** 75 m<sup>2</sup>

**Plot area :** 155 m<sup>2</sup>

**Solarium area :** 39 m<sup>2</sup>

**Airport :** 15

**Beach :** 20

**City :** 5

**Golf :** 5

- ✓ Fast Internet & Phone
- ✓ Pre-installation for Air Conditioning
- ✓ Walking Distance - Restaurant / Bar
- ✓ White Goods
- ✓ Mains Electric
- ✓ Double Glazing
- ✓ Fenced Plot
- ✓ Mains Sewerage
- ✓ Mains Water
- ✓ Walking Distance To Town
- ✓ Solarium

KEY READY NOW

INCLUDED - ROOFTOP SOLARIUM, SOLARIUM PERGOLA, SOLARIUM SUMMER KITCHEN,  
ROOFTOP PRE-INSTALATION FOR HOT TUB & PRE-INSTALATION OF POOL HEATER  
KITCHEN APPLIANCES - OVEN, HOB, EXTRACTOR, DISHWASHER, MICROWAVE, FRIDGE FREEZER  
LED LIGHTING INTERNAL & EXTERNAL, SHOWER SCREENS AND LED MIRRORS IN BATHROOMS

We are proud to present this brand new concept Villa located just a few minutes from the lovely town of Roldan, where you will find Schools, Supermarkets and restaurants and with plenty to do in the surrounding areas, including two Golf courses just a few minutes drive from the villas.

This new release project offers a mix of 2 and 3 bedroom Villas set in a residential area of Roldan, Murcia - This small project has generous open terraces and large rooftop solarium, with 2 Villas available key ready.

Price for the 2 Bedroom model is 249,950€ and the 3 bedroom model is 269,950€.

These off plan villas will be constructed on one level and comprise of a large spacious open plan lounge with dining area and separate kitchen which comes fitted with modern design wall and base units equipped with Hob, oven and extractor fan.

The 2 double bedrooms all come with fitted wardrobes and the master of which is en-suite, there is also a family bathroom - and both bedrooms have access to a unique rear enclosed patio area.

Outside the property a terrace with walkway and patio areas offering lots of 'alfresco dining' with a 5m x 2.5m private pool, driveway for off road parking and an external staircase to access the roof solarium.

This exclusive development offers homes that are situated close to all amenities, park area, walkable to the town which has many bars, shops, and restaurants. There are 2 Golf courses within a 5 minute drive, and 4 more courses within 20 minutes of the Villa.

The Mar Menor Coast is Europe's biggest saltwater lagoon, and it is separated from the Mediterranean Sea by La Manga, a strip of land which is 22km long. This natural setting, a rare phenomenon created by nature, has an idyllic microclimate and perfect conditions to enjoy possibly every nautical sports imaginable, from Scuba Diving to riding a Banana Boat. Moreover, here you will find a very particular combination of fishing traditions and modernity, impossible to find anywhere else.

Located just 15 mins from Murcia's Brand-new Airport, or around an hour from Alicante Airport.