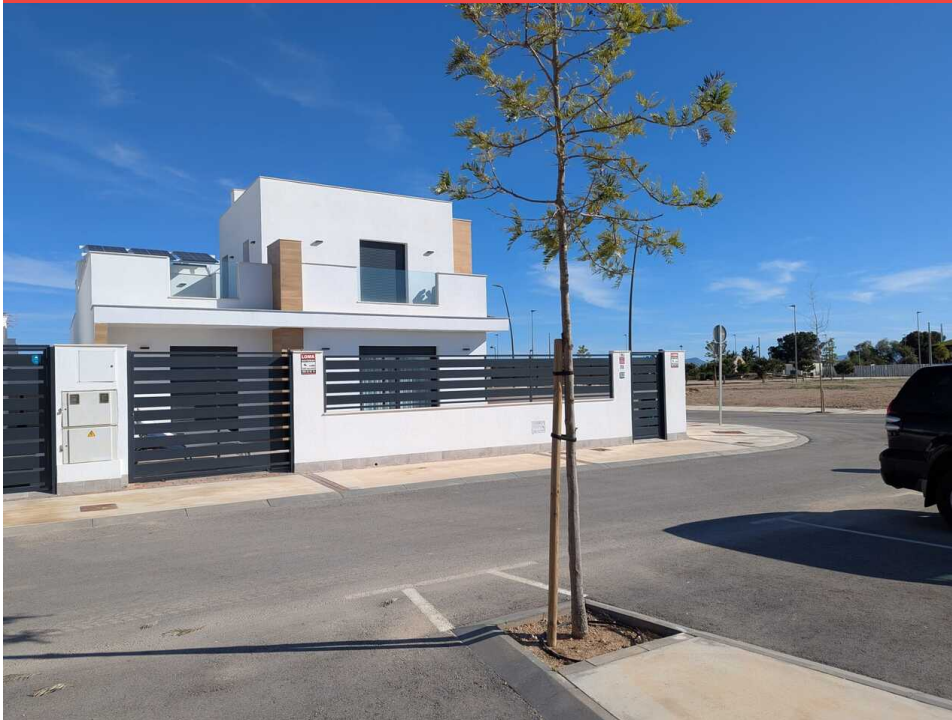
















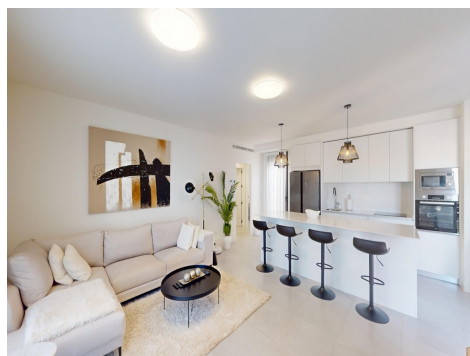
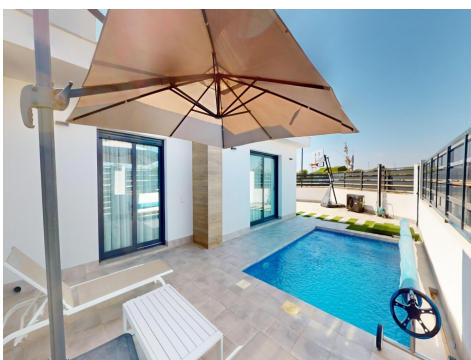
Ref: CC2-ROL-SPVGEM3b

Price: 390,000€



-  **Villa**
-  **Roldan**
-  **3**
-  **3**
-  **123m<sup>2</sup> Build Size**
-  **225m<sup>2</sup> Plot Size**
-  **Pool: Yes**
-  **Air conditioning: Yes**
-  **Terrace: Yes**
-  **Terrace**
-  **Parking: Yes**
-  **Beach: 15 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 15 Minutes**

Immaculate Nearly New Detached Villa on Prime Larger Corner Plot with Open Aspect Overlooking a Park in Gated Resort Community close to all many amenities of the Town - 3 Double Fitted Bedrooms, 3 Fitted Bathrooms, Enhanced Fully Fitted Kitchen with Extended Island Unit, Full Air-conditioning Installed - Solarium with Summer Kitchen - Private Heated Pool with cover - Laundry Room with Bosch Washing Machine & Separate Dryer and Storage Space - Private Parking - Garden Shed - Solar Panels - 15 minutes to the Beach, 15 minutes to the Airport, 10 minutes to 3 Golf courses with choice of several ot...(Ask for More Details!)





Immaculate Nearly New Detached Villa on Prime Larger Corner Plot with Open Aspect Overlooking a Park in Gated Resort Community close to all many amenities of the Town - 3 Double Fitted Bedrooms, 3 Fitted Bathrooms, Enhanced Fully Fitted Kitchen with Extended Island Unit, Full Air-conditioning Installed - Solarium with Summer Kitchen - Private Heated Pool with cover - Laundry Room with Bosch Washing Machine & Separate Dryer and Storage Space - Private Parking - Garden Shed - Solar Panels - 15 minutes to the Beach, 15 minutes to the Airport, 10 minutes to 3 Golf courses with choice of several others within 20 minutes - Fully Furnished & Equipped Inside - Alarm & Remote CCTV - Bargain at €390,000 Euros - Price Includes Fully Installed Air-conditioning + Pool Heating Installed + Enhanced Kitchen + Save on New Build tax (Resale in Murcia only 7,75%) and with permission to extend a further 100m<sup>2</sup> of build.

This Villa has a private heated pool, terrace areas and solarium that allows you to enjoy all hours of sunshine, every day of the year.

All residents of the resort are automatically members of the Palapa Club which will feature the following amenities:

3 paddle tennis courts: To practice this exciting sport with friends and family.

1 bowling green court: Who says that fun is limited to the Summer? Now you can enjoy the game every day of the year.

Restaurant cafeteria: After an exciting game or simply to enjoy the views, there is a restaurant cafeteria with terrace and African reed pergola surrounded by lush tropical vegetation.

Sandy Beach-Lagoon style swimming pool of between 300 and 400 m<sup>2</sup> for a relaxing swim.

\* Nearly New (2024) Detached Villa (123m<sup>2</sup>) with the Latest High Insulation Build Specification and with permission to extend a further 100m<sup>2</sup> of build.

\* Corner Plot (225m<sup>2</sup>) with Open outlook across Park Area and distant mountains

\* Solarium (54m<sup>2</sup>) with Summer Kitchen & solar panels

\* Open Plan Living Room

\* Fully Fitted Kitchen with Double Door Fridge Freezer and Enhanced Island Unit

\* Laundry Room with Washing Machine and Separate Dryer and Storage Space

\* 3 Double Bedrooms with fitted wardrobes (2 on ground floor - 1 on first floor) Each with Patio Doors to

Separate Terraces

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Email: [info@hotpropertiesinspain.com](mailto:info@hotpropertiesinspain.com)

Web: [www.hotpropertiesinspain.com](http://www.hotpropertiesinspain.com)

\* 3 Fitted Bathrooms (2 ensuite bathrooms)