



**INFO** 

REF: # 9888 ROJALES (DONA PEPA)



PRICE:	495.000 €
PROPERTY TYPE:	Villa
CITY:	Rojales (Dona Pepa)
BEDROOMS:	3
Bathrooms:	2
Build ( m2 ):	161
Plot ( m2 ):	300
Terrace ( m2 ):	90
Year:	-
Floor:	-
Old price	-









# **DESCRIPTION**

MAGNIFICENT VILLA IN DOÑA PEPA, ROJALES, within an exclusive urbanisation. This 161m2 villa is built on an independent plot of 300m2 and consists of 3 bedrooms, 2 bathrooms, open kitchen/living room and private parking. There are terraces up to 90m2, balconies and a solarium , on the top floor you can enjoy beautiful views to the sea, green areas and Laguna de La Mata of more than 90,68 m<sup>2</sup>. The property has preinstallation of air conditioning, heating and aerothermics, CCTV and domotic system. The villa is designed so that you can enjoy more than 300 sunny days a year, everything is made with high quality materials and using modern technologies for decoration and installations. It is only a few minutes drive from the famous sandy beaches of Guardamar, La Mata and Torrevieja. The villa is located in a guiet and privileged area. which offers a relaxing and healthy environment, thanks to the proximity of the salt lakes of "Laguna Rosa" and "Laguna de La Mata". Ciudad Quesada has a lot of green areas, parks with natural pine trees and spectacular views of the sea and the "Laguna de La Mata" which you can admire from the sun terrace. This is a place where Europeans live all

year round. The location of the house is excellent: in the centre of the area with developed infrastructure, close to the famous golf course "La Marquesa" and different SPA hotels. There is also a British school, "Willow International School", for children from 3 to 18 years old from all over the world. Furthermore, less than 2 km from the house there is a water park of Rojales, the commercial centre of Ciudad Quesada with many shops and entertainment centres. The main shopping centre of the area "La Zenia Boulevard" is 15 minutes away by car. Nearest Airports: Alicante Airport is 35 mins (50km) drive away and Murcia (Corvera) Airport is 55 minutes (75km).

# **ENERGETIC CERTIFIED**

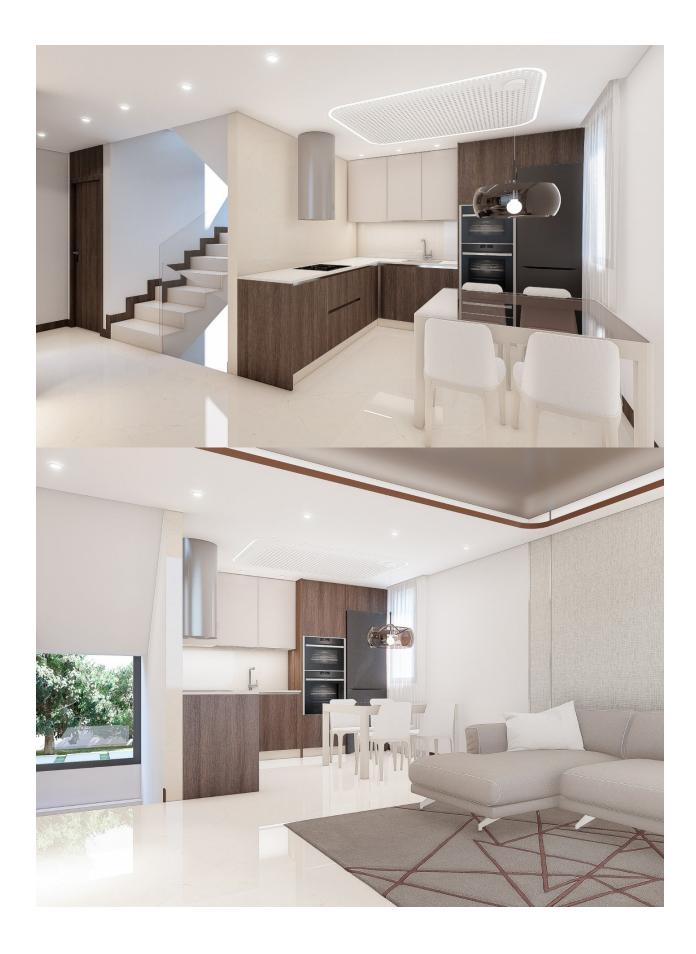


STYLE	VIEWS	AIRCONDITIONING	DISTANCE TO:
Modern	Panoramic views	Central airconditioning	Beach : 6 Km Airport: 50 Km
PARKING	KITCHEN	GARDEN AND TERRACES	EXTRA
Parking no Cars: 1	Open kitchen	Open terrace Private garden	<ul><li>Reinforced door</li><li>Video security</li></ul>

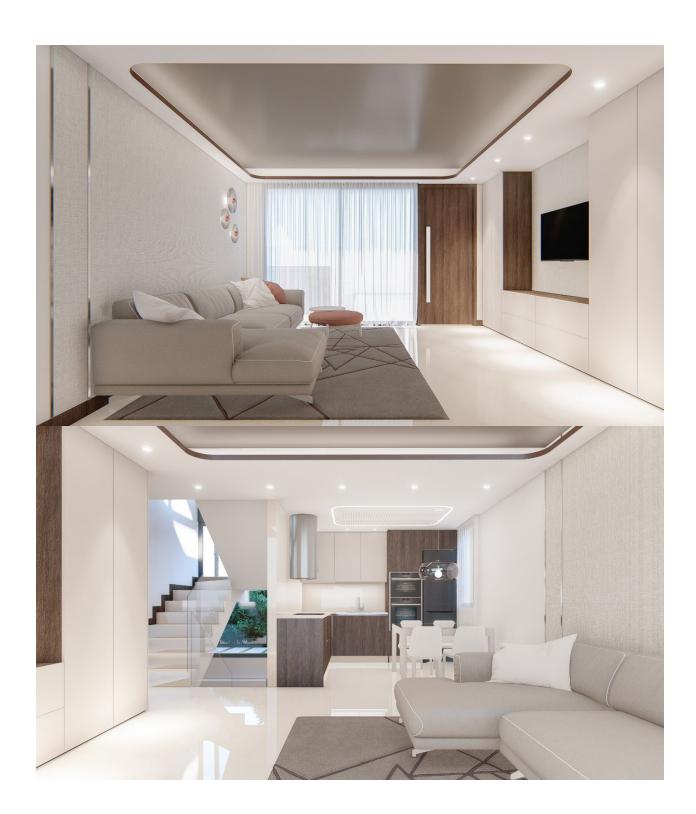


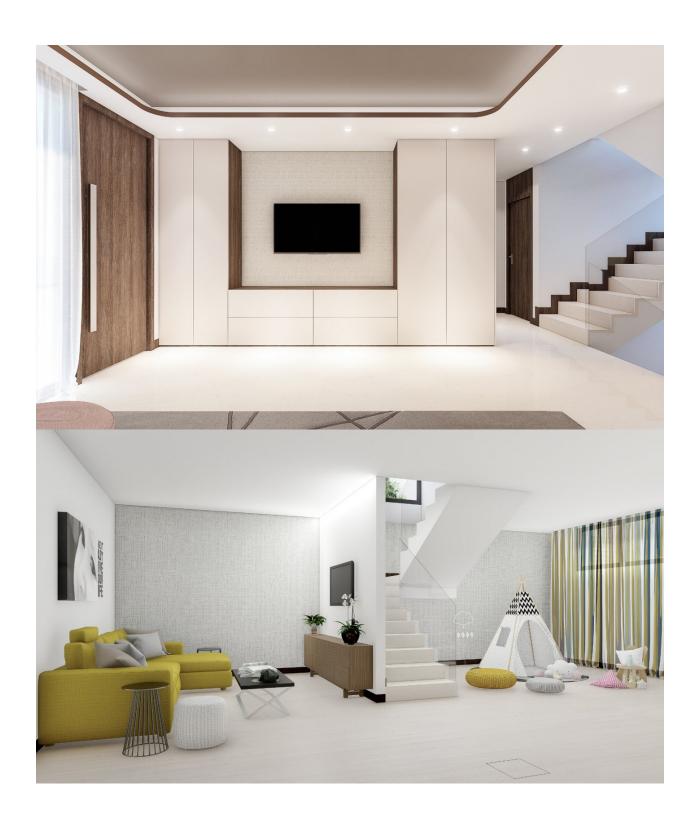


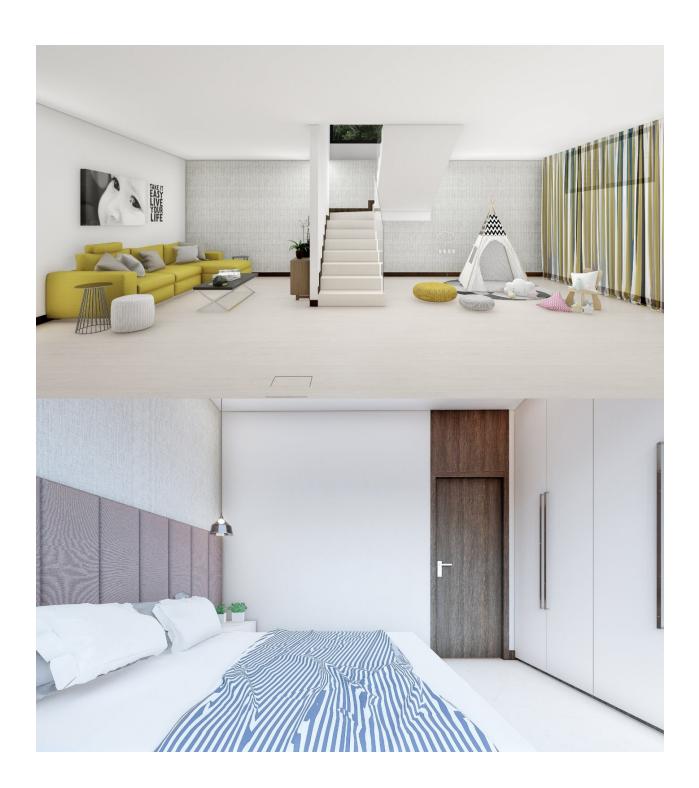


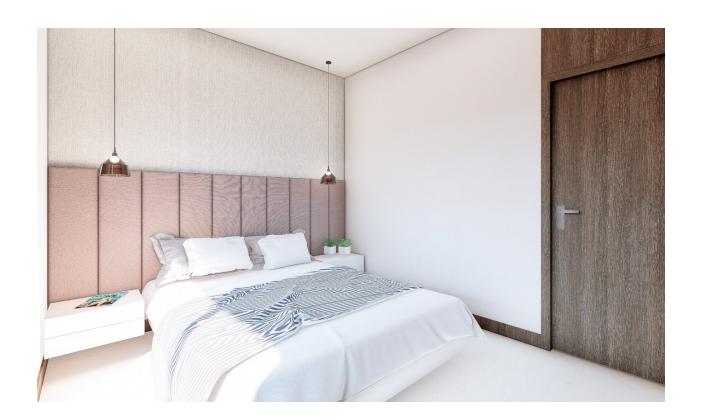














# PLOT SURFACE 300 m²

### TABLE OF SURFACES DETACHED HOUSE

		OUTBOOR	BUILT SURFACE
Living room 1	24.35 m²	- m²	
Living room 2	34.50 m²	-m²	
Stairs 1	3.63 m²	- m²	9
Total useful surface	62,48 m²		
Total area terraces		0,00 m²	
Total surface build			75,20 m²
GROUND FLOOR	INTERIOR USEFUL	OUTBOOR	BUILT SURFACE
Bedroom 1	10,05 m²	-m²	
Bedroom 2	9,27 m²	- m *	
Bathroom 1	3,17 m²	- m <sup>2</sup>	
Open kitchen	6,09 m²	- m²	
Stairs 2	1,79 m²	- m <sup>3</sup>	
Main living room	21,30 m²	- m <sup>z</sup>	
Distributor	4,14 m²	- m <sup>2</sup>	
Hall	2,00 m*	- m²	
Uncovered terrace 1	- m²	25,00 m²	
Total useful surface	57,81 m²		
Total terraces area	3	25,00 m <sup>2</sup>	
Total built surface			72,20 m²
TOP FLOOR	INTERIOR USEFUL	OUTBOOR	BUILT SURFACE
Bedroom 3	9,41 m²	- m <sup>2</sup>	
Bathroom 2	3,58 m²	- m *	
Stairs 3	1,79 m²	- m <sup>3</sup>	
Pergola terrace 2	-m²	4,61 m <sup>2</sup>	
Solarium terrace 3	-m *	34,69 m*	
Total useful surface	14,78 m²		
Total terraces area Total built surface		39,30 m²	23,90 m²
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ROOFTOP NON-PASSABLE	INTERIOR USEFUL	OUTBOOR	BUILT SURFACE
Rootop non-passable	- m²	25,06 m²	
Total useful surface	0,00 m²		
Total terraces area		25,86 m²	
Total built surface			0,00 m²
TOTAL HOUSE USERFUL SUR	135,07 m²		
TO TAL HOUSE TERRACES SURFACE			90,68 m²
TOTAL BUILT HOUSE SURFACE			171,38 m²
	TOTAL SUPERCES		





# TABLE OF SURFACES DETACHED HOUSE





SEMI-BASEMENT FLOOR







"OUR EXPERIENCE IS YOUR GUARANTEE"