

villa for sale San Javier Urbanización, Vega De Granada



Detached 3 bedroom 3 bathroom front line golf villas overlooking the beautiful 12th fairway of Roda Golf • Signature 3 bedroom, 3 bathroom villas with a modern design, offering stunning golf views. • Private garden and terrace, finished with floor tiles, artificial grass and palm trees. • South-facing private pool with exterior shower. • Off-road parking and outside storeroom. • Spacious entrance hall with feature staircase. • A light and spacious living-dining room with open-plan kitchen and island workstation. Panoramic glass doors which open out onto the terrace and pool area. • Oven, hob and extractor, microwave, fridge-freezer, washing machine and dishwasher included. • A double bedroom and a family bathroom on the ground floor, another double bedroom and guest bathroom on the first floor, as well as a large master bedroom with en-suite bathroom and direct access to a panoramic balcony. • Fitted wardrobes, electric shutters and TV points in all 3 bedrooms. • Bathrooms fully fitted and equipped, with underfloor heating. • Pre-installation of air conditioning on both floors.

Additional, selected key features • Energy-efficient thermal insulation, plus a high level of soundproofing. • Some interior and exterior lighting included. • Outside TV points and taps on both the front terrace and first floor solarium • Interior doors, carpentry and fitted wardrobes in white, double-glazing with optimal solar protection. • Hot water system via an electric, adjustable boiler and 1.5kw photovoltaic solar panels. • Pre-installation for an electric car charger. The resort and the course

- Private development with 24-hour security. • Taxi rank on-site. • A beautifully maintained 18-hole, par 72, Dave Thomas designed golf course featuring strategically placed bunkers and 3 large lakes. • Well-stocked pro-shop, driving range, Golf Academy with two resident professionals, Toptracer Range technology, practice putting green and chipping area. • A magnificent clubhouse and bar/restaurant offering snacks and a la carte dining, plus a large outside terrace with stunning views of the course. • Gymnasium with lake views. • Roda Padel Reserve, with padel courts, pickleball courts and bar – coming soon! • Pretty communal gardens, plus children's play areas.

Location • Roda village and its pretty square which offers a couple of bars/restaurants, a supermarket and a sports court is a few minutes' walk away (500m) from the resort. • Just a 15-minute walk (1.5km) from the resort to the bustling seaside town of Los Alcazares, with its shops, bars restaurants, supermarkets, chemists, and health centre. • Los Alcazares also boasts the famous Rio Nalon area which enjoys a wide variety of restaurants, plus buzzing nightlife with inviting terraces, pubs, and chill-out bars. There is also a taxi rank there to

bring you back to the resort. • The nearest beach with its popular beach bar is just 3km away, so a 5-minute drive or a 10-minute cycle ride from the resort. • Superb communication links, with the AP7 motorway close by. • Murcia International Airport is less than a half hour's drive (38km) and Alicante airport can be reached in under an hour (90km).

property details

Spanishstate id:	6303636
reference::	VILLASVISTA12
close to/ located:	San Javier Urbanización
region:	Vega De Granada
property type:	villa
rooms:	3
property surface:	140 m2
surface plot:	300 m2
price:	€ 799.000

contact

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