



Ciudad Quesada

€499,000

QRS 9763



## Listing Details



3 BEDROOMS | 2 BATHROOMS | DETACHED VILLA | FULLY FURNISHED

500m2 PLOT | 8m x 4m POOL | SUMMER KITCHEN | BONUS ROOMS!

GARAGE | ROOF SOLARIUM | PANORAMIC SEA & GOLF VIEWS

Miembro de:



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\*THESE PARTICULARS ARE PREPARED WITH CARE FOR THE GUIDANCE OF PROSPECTIVE PURCHASERS BUT NO GUARENTEE OF THE ACCURACY IS GIVEN NOR DO THEY FORM ANY PART OF ANY CONTRACT.

Location... Nestled in the serene and picturesque area of La Marquesa Golf, this property boasts an enviable position with direct proximity to the prestigious La Marquesa Golf Course. This charming residential neighbourhood combines tranquility with convenience, offering a selection of cafes, bars, supermarkets, and essential services within walking distance. Just a short drive away, residents can enjoy the beautiful sandy beaches of Guardamar del Segura, perfect for a day of relaxation. Additionally, the property provides easy access to the local town of Rojales and several other charming Spanish villages, making it an excellent base for exploring the Costa Blanca region.

Just a short stroll away, you'll find a fantastic selection of restaurants, bars, boutique shops, and essential services, including supermarkets, banks, pharmacies, and medical centers. Golf enthusiasts will appreciate the proximity to the highly regarded La Marquesa Golf Course, while families can enjoy a fun day out at the local water park.

The home... Introducing the "Marquesa Haven" - a detached villa offering a perfect blend of contemporary style and practical design. Situated on a generous plot of approximately 500m<sup>2</sup>, this beautiful villa caters to both comfort and lifestyle in equal measure. Designed entirely on one level, this villa ensures ease and accessibility for all residents. A standout feature of this home is the full wall of windows and patio doors from the lounge, seamlessly connecting the interior to the outdoors. These open onto a private balcony, offering breathtaking panoramic views of the Mediterranean Sea and the golf course, truly bringing the outside in.

The outdoor space is one of the villa's key attractions. The property showcases a private 8m x 4m swimming pool, ideal for cooling off during warm Mediterranean days. Complete with summer kitchen, you'll have endless days of fun here!

### ACCOMMODATION

Accessed from the end of a quiet cul-de-sac, the entrance gate leads you to steps that ascend to the main living area. Terracing takes you past the swimming pool, that welcome you to the main front entrance door opening into...

LOUNGE/DINING ROOM - Spacious and open-plan, this light-filled room is ideal for entertaining or relaxing with family. Hot and cold air conditioning unit. The full wall of windows and patio doors with filtered glass, provides stunning views and direct access to the balcony and outdoor terrace, seamlessly connecting the interior to the outdoors. These open onto a private COVERED BALCONY, boasting breathtaking panoramic views of the Mediterranean Sea and the golf course, truly bringing the outside in.

KITCHEN - Ample wall and base units with work tops to complement. Inset sink with mixer tap, electric oven and gas hob (connected to mains gas supply), extractor fan, fridge/freezer and washing machine. Window to front of property. Door to side garden, out to the summer kitchen and swimming pool.

BEDROOM No.1 - Hot and cold air conditioning unit. Fully fitted wardrobes with additional storage space above. Windows to front of property.

EN-SUITE BATHROOM - Sanitary ware in white comprising low level W.C., pedestal wash hand basin and mixer tap. Mirror above. Shower. Window overlooking rear of property.

BEDROOM No.2 - Hot and cold air conditioning unit. Fully fitted wardrobes with additional storage space above. Window overlooking rear of property.

BATHROOM - Sanitary ware in white comprising low level W.C., pedestal wash hand basin and mixer tap. Mirror above. Panelled bath with shower above. Window overlooking side of property.

BEDROOM No.3 - Hot and cold air conditioning unit. Fully fitted wardrobes with additional storage space above. Window overlooking rear of property.

## OUTSIDE

Steps ascend to..

ROOF SOLARIUM - A perfect place to enjoy the panoramic Mediterranean Sea and Golf views!

SUMMER KITCHEN - If you love the art of grilling, this space is a dream come true! With sleek granite countertops providing the ultimate prep area, a sink with running water for convenience, a two-ring gas hob, and a barbecue ready for action, you're all set to create the perfect outdoor feast!

The private swimming pool is approximately 8m x 4m in size, with ample sunbathing terraces.

The 500m<sup>2</sup> plot has been tiled for convenience together with marble chippings for low maintenance.

GARAGE - Providing secure parking and versatile storage options, this space is perfect for protecting your vehicle, organizing tools, or even creating a compact workshop. Its generous size makes it adaptable to suit a range of needs!

UNDER-BUILD - Below the villa offers 3 bonus rooms! These rooms could easily be converted into extra accommodation or a work from home business!

All windows are aluminium and double glazed.

Don't miss the chance to own this exceptional villa in one of the most desirable locations in Ciudad Quesada!

### LOCATION

Ciudad Quesada is a very popular village located approximately 7 kilometres West of Torre Vieja off the main Crevillente road. Village amenities include numerous local supermarkets, bars, banks, restaurants, 24 hour national health and private medical clinics, aqua park and of course an 18 hole golf course. This village is also on a bus route to Torre Vieja town centre. There is ample opportunity for both social and recreational activities. Also within easy reach of Ciudad Quesada are numerous white sandy and safe bathing beaches.

VIEWING Strictly by appointment through our office.

This property is offered subject to contract and to it being unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION. FREE MORTGAGE ADVISORY SERVICE.

Please visit our website to view the virtual tour: [www.homes4u.es](http://www.homes4u.es)

Ref: QRS 9763

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