



**Property type :** Villa

**Location :** Roda Golf Resort

**Bedrooms :** 4

**Bathrooms :** 3

**House area :** 135 m<sup>2</sup>

**Plot area :** 300 m<sup>2</sup>

✓ Fast Internet & Phone

✓ Mains Electric

✓ Mains Water

✓ Double Glazing

✓ Walking Distance To Town

✓ Walking Distance - Restaurant / Bar

✓ Not Furnished - By Negotiation

✓ Mains Sewerage

We are very proud to introduce a brand-new release of stunning front-line golf villas within the prestigious Roda Golf & Beach Resort. These detached 4-bedroom, 3-bathroom villas are designed for those seeking luxurious living, with modern amenities and breathtaking views of the golf course. Below are the key features of these exceptional properties: Villas Overview 4 Bedrooms, 3 Bathrooms: Each villa is designed to offer space and comfort, with an ideal layout for family living. Private Garden & Pool: Enjoy a beautifully landscaped private garden with a refreshing pool, perfect for relaxation. Off-Road Parking: Convenient parking space right at your doorstep. Ground Floor: Two spacious double bedrooms, one with direct access to the pool area through elegant sliding balcony doors. A family bathroom that offers convenience and style. A light-filled, open-plan living-dining area with panoramic glass doors leading to the garden and pool, perfect for entertaining. Modern kitchen with a functional workstation, designed for everyday living and culinary experiences. First Floor: The third bedroom features an en-suite bathroom and opens to a private terrace. A fourth double bedroom with access to a private solarium, offering additional outdoor space. A third bathroom, serving the upper level. Villa Details Plot Size: 135m<sup>2</sup> living space on plots starting at 300m<sup>2</sup>, providing plenty of space for indoor and outdoor living. Energy-Efficiency: High-level thermal insulation and soundproofing for year-round comfort. Appliances Included: Fridge-freezer, oven, microwave, vitroceramic hob, extractor fan, dishwasher, and washing machine. Pre-installed Air Conditioning: Ducted air conditioning system ready for installation. Underfloor Heating: Enjoy warmth in the bathrooms with underfloor heating. Interior & Exterior Lighting: Thoughtfully designed lighting throughout the home (excluding ornamental lights). Motorized Shutters: Installed in both bedrooms and the living area for added convenience. Double-Glazing & Solar Protection: Ensure a comfortable interior environment while protecting against the sun's rays. Sustainable Energy: Hot water system via an electric, adjustable boiler, complemented by 1.5kw photovoltaic solar panels. Electric Car Ready: Pre-installation for electric car chargers, ensuring you're ready for the future of transport. Roda Golf & Beach Resort Features 24-Hour Security: A private, secure development ensuring peace of mind. On-site Amenities: A taxi rank, stunning clubhouse with bar and restaurant offering a la carte dining, communal gardens, children's play areas, and a well-equipped gymnasium with lake views. 18-Hole Championship Golf Course: Designed by Dave Thomas, this par-72 course features strategic bunkers and three large lakes, creating a challenging yet scenic golfing experience. Pro Shop & Practice Facilities: A well-stocked shop, driving range, and putting green to enhance your golfing skills. Prime Location Roda Village: Just a 500m walk to a quaint village square featuring bars, restaurants, a supermarket, and a sports court. Los Alcázares: A lively seaside town only 1.5km away, offering shops, restaurants, buzzing nightlife, and a vibrant beach scene. Beach Proximity: The nearest beach, with its popular bar, is just 3km away, accessible in a 5-minute drive or a 10-minute bike ride. Excellent Transport Links: Easy access to the AP7 motorway, with Murcia International Airport 38km away and Alicante Airport under an hour's drive. These villas offer the perfect blend of luxury, location, and lifestyle. Ideal for golf enthusiasts or those simply looking for a serene yet active lifestyle in one of Spain's premier resorts.