



**Property type :** Villa

**Location :** Rojales

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :**

**Garden :** Private

**Orientation :** South

**Parking :**

**House area :** 111 m<sup>2</sup>

**Plot area :** 177 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 15 mins

**City :** Walking

**Golf :** 15 mins

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Double Glazing

✓ Fenced Plot

✓ Mains Sewerage

✓ Mains Electric

✓ Electric Gates

✓ Walking Distance To Town

✓ White Goods

✓ Mains Water

✓ Solar Power

✓ Walking Distance - Restaurant / Bar

✓ Furnished

### Exclusive New Build Villas in Benijófar

We present these modern and luxurious detached villas in Benijófar, a charming town on the Costa Blanca that combines tranquility, convenience, and proximity to all amenities. With high-quality finishes and a wide range of features designed to meet the most demanding needs, these homes offer a unique and sustainable lifestyle.

#### Layouts and Available Plots

Each villa is set on a unique plot and features differences in layout and size, catering to the preferences of each buyer:

Villa 1: Plot of 177.77 m<sup>2</sup>.

Villa 2: Plot of 178.66 m<sup>2</sup>.

Villa 3: Plot of 215.67 m<sup>2</sup>.

Villa 4: Plot of 233.33 m<sup>2</sup>.

#### Property Details

These exclusive villas boast modern, functional architecture and are equipped with all the comforts needed to enjoy a cozy and stylish home:

- 3 Bedrooms: Spacious bedrooms with built-in wardrobes designed to maximize storage while maintaining a clean, modern aesthetic.

- 2 Full Bathrooms: Fitted with designer furniture, tempered glass screens, and functional showers.

- 1 Additional Guest Toilet: Perfect for added convenience and functionality.

#### Outdoor Space and Garden

- Private Pool: Measuring 6.20 x 2.50 meters, with an integrated shower, ideal for enjoying the Mediterranean climate.

- Private Parking: Ample space to park comfortably on your own plot.

#### Technology and Energy Efficiency

- Solar Panels: Renewable energy system of 1.5 kW, with the option to upgrade to 3 kW, ensuring energy savings and sustainability.

- Climate Control System: Integrated air conditioning and heating via ducts with grills, ensuring the perfect temperature all year round.

- Electronic-Ecological Water Softener: Keeps water in optimal condition for daily use.

- Electric Shutters: Made of durable aluminum, easy to operate.

#### Interiors and Kitchen

- Complete Lighting: LED lights installed both inside and outside the home.

- Fitted Kitchen: Modern design, equipped with an extractor hood and an osmosis water purification system.

- Double-Glazed CLIMALIT Windows: Provides superior thermal and acoustic insulation.

#### Connectivity and Security

- Fiber Optic Internet: Installed in each bedroom and the living room, ensuring fast and reliable connectivity.

- Video Intercom: Advanced security system with an indoor monitor for peace of mind.

#### Customization Options

During the first two months of construction, you have the opportunity to customize various aspects of the villa, fully tailoring it to your style and needs.

These villas represent a unique opportunity to acquire a modern, sustainable, and comfortable property in an exceptional location. Contact us for more information or to arrange a visit. Don't miss the chance to make your dream of living on the Costa Blanca a reality!