



REF: # 13234

SAN JAVIER



INFO

PRIX: 799.000 €

TYPE: Villa

CITY: San Javier

CHAMBRES: 3

Ba ENFANTS: 3

Built (m2): 140

pas (m2): 300

Terrasse (m2): 100

A ENFANTS: -

de plante: -

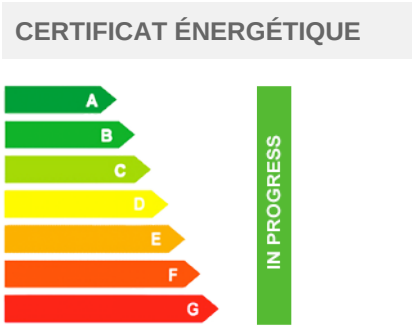
MESSAGE -



DESCRIPTION

New Build Villas on the Frontline of Roda Golf with Private Pool
Exclusive Golfside Living in Costa Cálida These modern frontline villas in Roda Golf (Murcia) offer the perfect blend of luxury, comfort, and Mediterranean lifestyle. Located just 3 km from the golden beaches of the Mar Menor, this residential project is ideal for golf lovers, water sports enthusiasts, and those seeking a serene yet well-connected home on the Costa Cálida. The development is surrounded by services, restaurants, shopping options, and sports facilities, ensuring convenience for everyday living. Spacious Villas with Private Pools Each villa is thoughtfully designed across two levels with a total built area of 140 m². The layout includes: 3 bedrooms (2 ensuite) 3 fully equipped bathrooms Bright living room with open-plan kitchen Ground floor bedroom for convenience Two bedrooms on the first floor with direct uncovered terrace access Enjoy outdoor living with a private swimming pool, spacious ground-floor terrace, and a first-floor sun terrace offering uninterrupted golf views and all-day sun. Each property also includes a private parking space on the plot and a large exterior storage room. High-Quality Features These homes are built to the highest standards, featuring: Underfloor heating in bathrooms Motorized aluminum shutters

in all bedrooms Fully fitted bathrooms with furniture, mirrors, lights, and glass shower screens Modern kitchens with appliances included Pre-installation of ducted air conditioning in living room and bedrooms Solar panels with inverter for energy efficiency Prime Location in Roda Golf Situated within the prestigious Roda Golf & Beach Resort, these villas are surrounded by lush fairways and Mediterranean landscapes. Distances to main points of interest: Mar Menor beaches: 3 km Dos Mares Shopping Center: 5 km Lo Pagán Marina: 6 km Roda Golf Clubhouse: Walking distance Murcia International Airport (Corvera): 35 km Alicante Airport: 85 km Cartagena city: 30 km Live the Mediterranean Lifestyle Whether as a permanent residence, a holiday retreat, or a rental investment, these villas offer the perfect combination of elegance, functionality, and location. Contact us today to schedule a visit and secure your frontline villa at Roda Golf. Your dream home on the Costa Cálida awaits!



VIEW

- Panoramico

CLIMATISATION

- Central

PARKING PAS. CAR

: 1

**JARD RIVIÈRE ET
TERRASSES N**

- arbres fruitiers
- clôtures
- Jard RIVER n privée















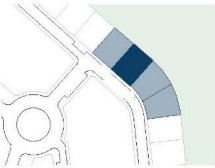
Plot 10.13a

CONSTRUCTED AREA

BUILD SIZE	
Ground floor	73.15 m ²
Upper floor	59.95 m ²
Total	133.10 m²
Covered terrace	7.60 m ²
Total Build Size	140.70 m²

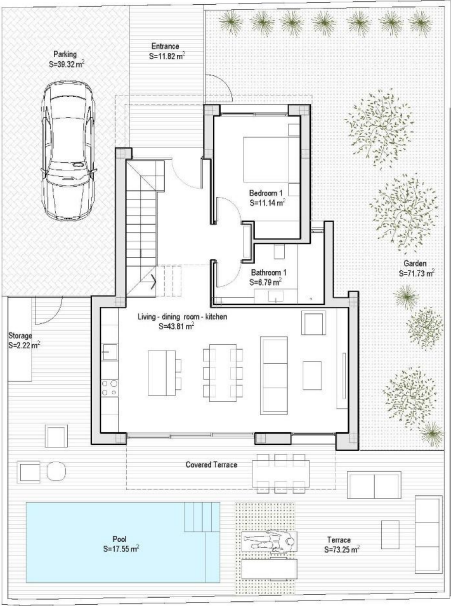
OUTDOOR	
Storage	2.22 m ²
Terrace	73.25 m ²
Garden	71.73 m ²
Pool	17.55 m ²
Parking	39.32 m ²
Entrance	11.82 m ²
Solarium	27.17 m ²
Total Outdoor	215.89 m²

TOTAL	356.59 m²
Plot	300.00 m²

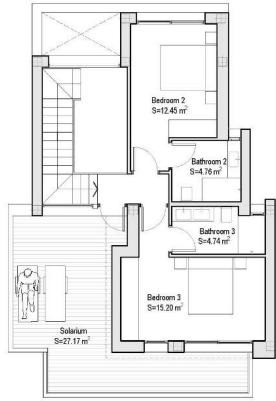


Plot 10.13a

Scale 1:100



Ground floor



Upper floor

El promotor se reserva el derecho a introducir modificaciones por necesidad de índole técnica o legal.
The Developer reserves the right to introduce changes or modifications to this plan due to legal or technical reasons

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