



**Property type :** Detached Villa

**Swimming pool :** Yes

**House area :** 160 m<sup>2</sup>

**Location :** Rojales

**Plot area :** 1049 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3

**Exclusive Luxury Villa with Expansion Potential and Fully Furnished Bedrooms and Bathrooms:** This stunning villa features three generously sized bedrooms, each designed with style and comfort in mind, complemented by two modern bathrooms with luxurious finishes. The space has been thoughtfully designed to provide relaxation, elegance, and functionality. **Living Spaces:** The open-plan design of the villa creates a bright and spacious environment, with a large living room, a high-end modern kitchen, and a sophisticated dining area, all seamlessly combined into one functional and stylish space. A large, independent laundry room adds even more convenience to everyday living. Additionally, if desired, a fourth and fifth bedroom can be added to meet your needs, offering even more flexibility to suit your lifestyle. **Glazed Naya:** A beautifully designed glazed naya serves as the perfect place to relax, with panoramic views of the garden and pool. This versatile space can be used as an additional dining area or lounge, allowing you to enjoy the outdoors all year round. **Modern Features:** Equipped with central heating, air conditioning, and tilt-and-turn double-glazed windows, this villa ensures a comfortable and energy-efficient living environment throughout all seasons, providing the highest level of comfort. **Outdoor Oasis:** The meticulously designed garden creates a private sanctuary, with an impressive kidney-shaped pool surrounded by several seating areas for relaxation. Additional outdoor amenities include: **Outdoor Kitchen and BBQ Area:** Perfect for hosting guests and dining al fresco. **Pool Facilities:** Featuring a convenient outdoor shower to complement the pool area. **Separate Annex:** An additional building houses a private office space, an extra shower, a toilet, and a changing room, providing versatility for personal or professional use. **Sustainability and Practicality:** This villa is equipped with 21 solar panels, a 300-liter immersion heater, and a gas boiler, ensuring energy efficiency and cost savings. The property also features a spacious garage, an advanced alarm system, and CCTV cameras for added security and peace of mind. **Location and Convenience:** Fully furnished with luxury furniture in perfect condition, as seen in the photos, this villa is move-in ready. It is located just a 3-minute walk from the city center, offering easy access to local amenities while maintaining a peaceful and private atmosphere. **A Unique Opportunity:** This villa represents the pinnacle of modern living, combining luxury, sustainability, and a prime location. Don't miss the chance to make this exceptional property your home. Contact us today to schedule a visit and take the first step toward the lifestyle of your dreams.





