



N9275 / Ciudad Quesada / Alicante / Spain

## Description

Modern New Build Villa in Doña Pepa, Rojales - Luxury Living on the Costa Blanca

Exclusive Contemporary Villa in a Prestigious Residential Area

This modern new build villa in Doña Pepa, Rojales offers an exceptional combination of comfort, design, and Mediterranean lifestyle. Located in one of the most sought-after areas of the Costa Blanca South, this elegant single-level villa with basement is designed to maximize space, natural light, and functionality. The peaceful residential environment is surrounded by all essential services, golf courses, and just a short drive from the best beaches of the Mediterranean.

Elegant Design and Functional Layout

Built on one level plus a basement, the villa features 3 bedrooms, 2 bathrooms (one en suite), and 1 guest toilet. The spacious open-plan living area connects the modern fully equipped kitchen with the dining and lounge areas, all opening onto a beautiful terrace with a private 9.5 x 3.3 m swimming pool. The basement includes a garage for two cars and additional storage space. An exterior staircase leads to a private rooftop solarium of approximately 60 m<sup>2</sup>, ideal for sunbathing or enjoying panoramic views.

Premium Quality and Energy Efficiency

Every detail of this property reflects superior quality and comfort. The villa comes with:

Furnished kitchen with high-end appliances

Underfloor heating in bathrooms

Aerothermal system for air conditioning and hot water

LED lighting both indoors and outdoors

Private landscaped garden

Private parking space

These features ensure optimal energy efficiency and a luxurious yet sustainable lifestyle.

Perfect Location in Rojales, Costa Blanca South

Doña Pepa is a prestigious urbanization within Rojales, a charming town in the Vega Baja region

known for its welcoming international community and relaxed atmosphere. The villa is perfectly located:

La Marquesa Golf Course: 4 km (10 minutes)

Guardamar Beach: 10 km (15 minutes)

Torre Vieja and La Mata Beaches: 12 km

Alicante International Airport: 40 km (25 minutes)

Shops, restaurants, and supermarkets: within walking distance

Rojales offers a perfect balance between traditional Spanish charm and modern living, with excellent services, restaurants, and a lively cultural scene.

### Live Your Mediterranean Dream

With its contemporary architecture, high-quality finishes, and unbeatable location close to golf, beaches, and amenities, this new build villa in Doña Pepa, Rojales is the ideal home for those seeking style and comfort on the Costa Blanca.

Contact us today to schedule a visit and make this exceptional property your new Mediterranean retreat.