



**Property type :** Detached Villa

**Location :** Rojales

**Area :** Ciudad Quesada

**Bedrooms :** 6

**Bathrooms :** 7

**Year built :** 1999

**Energy certificate :** D

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** East

**Views :** community pool

**Parking :** carport

**Local taxes:** 1283 € / Year

**Airport :** 45 km

**Beach :** 10 km


**City :** 2 km

**Golf :** 2 km

- Terrace
- Garage
- Barbecue
- Furnished

- Alarm system
- Basement
- Solarium
- Jacuzzi

- Central heating
- Utility room
- White goods
- Airconditioning

We are proud to present you this spectacular 6 bed 7 bath villa included self-contained guest apartment Ciudad Quesada which we sell in exclusivity. 

This villa is really something else with 544m<sup>2</sup> constructed area sitting on a plot of 1428 m<sup>2</sup> with views to the natural protected park in Rojales where you have paths for running or cycling and also BBQ area which is vigilated

It has everything a buyer is expecting of this kind of property.

The garden is an oasis of greenery, peaceful and quiet with lots of privacy and the only thing you can hear is the singing birds. It has very private large 9 x 4 SALT WATER swimming pool (which does not irritate skin or eyes) and separate outdoor facilities with toilet, shower, sink with filtered tap water and there is a covered and uncovered BBQ area. Further you will find a jacuzzi, and for the children a trampoline and wooden climbing frames and of course the lovely private pool.

The garden has a fully automatic irrigation system for all the mature trees and natural grass in this lovely garden. Down by the pool is a large garage for 3 cars with electric doors and has a storage room.

Next to the garage is a covered outdoor space which also can be accessed by 2 cars by electric door and at the moment used as a covered terrace.

The garden is equipped with security cameras and alarm and has lighting.

The villa itself has also an alarm system with security cameras.

When you enter the villa from the large terrace on the front, you will come into the very large living room with very high ceiling which gives a wow factor.

To the right there is a large dining area which has direct access from the very spacious kitchen.

To the left from the living room there are 3 very large bedrooms and 2 bathrooms (1 bedroom is en suite).

From the living room there is a staircase going down to a massive basement with windows so you have natural light.

This room has many wardrobes for clothes and can be used for many purposes like game room, table tennis and billiards or as another bedroom while it has a separate leisure room with 2 showers, massage table and separate bathroom with toilet.

Coming back to the living room the impressive staircase leads up to another 2 large bedrooms and 2 bathrooms (1 is en suite) and this bedroom has access to a large terrace with amazing views over the pool and play area and to the natural park across the street. Also, you will find here another room which is the gym and has the same amazing views as the terrace on this floor.

This unique villa is equipped with gas heated central heating in all the rooms through the whole villa and also has floor heating in the living room, kitchen and the bedroom en suite. There are fitted air-conditioning in all rooms as well.

All windows are made from double glazed PVC and have electric sun blinds

The separate self-contained guestroom has a separate kitchen and bedroom en suite with aircon and central heating.

All the central heating on gas is on the mains supply so NO gas bottles to be changed.

All the sinks in this property inside and outside have their own filtered drinking water and they have also installed a water softener system for the entire property. The pressure of the water is very good in the whole property because there are extra water deposits installed with their own pump to have enough pressure in the villa and in the garden for the irrigation sprinklers. All the installations are in 2 large separate rooms for easy access and maintenance of the machines.

This villa will be sold fully furnished less personal items.

The villa is located in Ciudad Quesada (Rojales) in a very quiet street in front of the natural park and near the famous 18 holes golf course of La Marquesa.

In Ciudad Quesada you will find a water park and a lovely cozy strip with bars and restaurants, supermarkets, various gyms and banks etc.

The wide sandy beaches of Guardamar del Segura are only a 15 minutes' drive away and the Alicante airport will take approximately 30 min by the motorway AP-7 or by the coastal road N-332.

You like to go skiing in the winter? That is possible as the Sierra Nevada is only a 3,5 hours' drive away.

Ciudad Quesada is a large urbanization within Rojales became in a small and lovely village provided with all main services and many leisure points. The place has a wonderful location next to La Marquesa golf course. To enjoy the beautiful beaches of Guardamar del Segura only takes ten minutes by car. It is also partially surrounded by the lagoon of La Mata, a space of biodiversity and nature with 700 hectares. As well the airport Elche-Alicante is near to this area with a huge list of flight destinations including many cities in the UK and all over northern Europe. Low cost airlines such as Ryanair, Easyjet and Monarch operate every day of the year offering very affordable prices.

The neighbors of Ciudad Quesada are mostly British and European Center nationality, so there you can find a multicultural environment and even usual markets from these countries. This feature mixes with a distinctive peacefulness with no boredom. One of the jewels is the Aquapark water park, built 30 years ago and very advisable plan to whole family.

Nestled on a pleasant south facing hillside in the Province of Alicante, Ciudad Quesada provides a wonderful compromise between the familiarity of home and an exciting new life in the sun. It is a relatively new area of Rojales which has expanded to include the pleasant urbanisations of Pueblo Lucero, Doña Pepa, Pueblo Bravo and Lo Pepín. Whilst it does not offer a beachfront aspect, it is close enough to the coast to allow you tantalizing glimpses of the glistening Mediterranean, which are particularly striking as you travel further up the hillside. The town also boasts outstanding views over the famous Torre Vieja salt lakes, which are among the most important working salt lakes in Europe; along with the stunning sight of the Sierra de Orihuela mountain range, which is an important nature reserve and hotbed for flora and fauna.

You can view this spectacular villa after booking an appointment and we are delighted to show this unique property.