



**Tegund eignar :** Parhús og Raðhús

**Staðsetning :** Roldan

**Svefnherbergi :** 3

**Baðherbergi :** 3

**Sundlaug :** Sameiginlegt

**Fermetra stærð eignar :** 123 m<sup>2</sup>

**Stærð lóðar :** 225 m<sup>2</sup>

Ref: CC2-ROL-SPVGEM3b Nearly New Detached Villa on 225m<sup>2</sup> Prime Corner Plot Overlooking a Park in Gated Resort Community close to all many amenities of the Town - 3 Double Fitted Bedrooms, 3 Fitted Bathrooms, Enhanced Fully Fitted Kitchen with Extended Island Unit, Full Air-conditioning Installed - Solarium with Summer Kitchen - Private Heated Pool - Private Parking - Solar Panel - 20 minutes to the Beach, 12 minutes to the Airport, 10 minutes to 3 Golf courses with choice of several others within 20 minutes - Bargain €370,000 Euros for Quick Sale - Price Includes Fully Installed Air-conditioning + Heated Pool Installed - Save €10k on the new Build Price + Extras with only 8% tax ( 2% extra Tax on a New Build)El Alba Mediteranean Resort is a luxury complex of villas with private pool, terrace areas and solarium that allows you to enjoy all hours of sunshine, every day of the year.The resort will feature:3 paddle tennis courts: To practice this exciting sport with friends and family. 1 bowling green court: Who says that fun is limited to the Summer? Now you can enjoy the game every day of the year. Restaurant cafeteria: After an exciting game or simply to enjoy the views, there is a restaurant cafeteria with terrace and African reed pergola surrounded by lush tropical vegetation. A sandy beach-style swimming pool of between 300 and 400 m<sup>2</sup> for a relaxing swim.\* Nearly New Detached Villa (123m<sup>2</sup>) with the Latest High Insulation Build Specification\* Corner Plot (225m<sup>2</sup>) with Open outlook across Park Area and distant mountains\* Solarium (54m<sup>2</sup>) with Summer Kitchen & solar panels\* Open Plan Living Room\* Fully Fitted Kitchen with Enhanced Island Unit\* 3 Double Bedrooms with fitted wardrobes (2 on ground floor - 1 on first floor)\* 3 Fitted Bathrooms (2 ensuite)\* Fully Air-conditioned Installed\* Private Heated Pool with Cover\* Private Parking on the plot\* Alarm System Installed\* 12 Minutes to the Airport\* 20 Minutes to the Beach\* 10 minutes to 3 golf courses (several more within 20 minutes) \* 10 Minutes to one of the very Best English Speaking International Schools in Spain\* There will be a Sports & Leisure and Chill Out Areas within the development which include Padel Tennis Courts, Bowls Green, Locker Room, Outdoor Bar Restaurant