



**Property type :** Villa

**Location :** Ciudad Quesada - Rojas

**Bedrooms :** 4

**Bathrooms :** 3

**House area :** 185 m<sup>2</sup>

**Plot area :** 400 m<sup>2</sup>

The villa is located in a quiet part of Ciudad Quesada, several kilometers from the coast. The area of the plot on which the property is located is 400 m<sup>2</sup>, and the living area of the villa itself is 185 m<sup>2</sup> and consists of two floors - the ground floor and the first floor. On the ground floor there is a spacious living room, dining room with kitchen, laundry room, 2 bathrooms and a bedroom. Both the living room, kitchen and dining room have a view of the garden and the pool, which makes this part of the house wonderfully lit and the interior is very bright. Access to the first floor is via stairs and there are 2 bathrooms, 3 bedrooms and 2 large terraces which can be accessed from two independent bedrooms. The house is fully equipped, with very good quality furniture, household appliances and bathroom fixtures, and the entire property is also air-conditioned. The villa has been decorated in a modern style, and thanks to many glazing and accessories, its interior is spacious and cozy at the same time.□□

#### Outdoor area□□

Around the property there is a wonderfully decorated garden, which is distinguished by numerous and green plants, a well-kept terrace, a swimming pool and a parking plot. On the terrace you can relax on the sun loungers and eat your meals. There are also 2 large balconies on the first floor overlooking the surroundings of Ciudad Quesada.□□

#### Area□□

Ciudad Quesada is a cozy and popular place on the Costa Blanca coast. Here you will find shops, restaurants, cafes, bars, pharmacies, banks, hairdressers, medical and dental services and much more. In the main street it has recently been built a cozy shopping mall with several shops. Ciudad Quesada also offers several activities for the whole family, such as the famous La Marquesa golf course, bowling, mini golf, tennis courts, soccer fields, gyms, spas, seasonal water park and much more.□□

**Beaches**The magnificent beaches of the Costa Blanca coast lie like pearls on a string, and within a short distance you can access a number of beaches. The famous 9 kilometer long sandy beach in Guardamar del Segura and the "Torrelamata" beach in La Mata are the two nearest beaches, located about a 10-15 minute drive from Ciudad Quesada.□□

**Climate**Ciudad Quesada is an ideal place to live and a lovely place to spend the summer. The summers are always sunny and warm, while winters are mild, and the area has an average temperature of 20 degrees. Ciudad Quesada is surrounded by two large salt lakes which have a cleansing effect on the air and help to give the area a particularly favorable health environment. The climate has especially a positive effect on people with asthma, allergies, rheumatism and skin diseases. According to medical science, the area belongs to one of the healthiest places in the world thanks to the salt lakes.□□

**Shopping**In Ciudad Quesada you will find a number of shops, supermarkets, restaurants and bars. In Torrevieja, which is approximately 10 minutes away by car, you will find the shopping center Habaneras and Carrefour. In Torrevieja there is also a shopping street with a variety of shops. 10 kilometers away is the large shopping center Zenia Boulevard, where you will find a huge variety of shops, like Zara, Massimo Dutti, H&M, Stradivarius, Oysho, Mango, Primark, Pull & Bear, Decathlon, Guess, Kiko, Druni, Rituals, Leroy Merlin and many more.□□

**Golf**In Ciudad Quesada you will find the well-known golf course "La Marquesa Golf & Country Club". There are a number of golf courses nearby and within a radius of 15 kilometers you will find Las Colinas Golf & Country Club, La Finca Golf, Golf Las Ramblas Golf Villamartín, Lo Romero Golf, Vistabella Golf, Real Club de Golf Campoamor and Greenlands Golf.□□

**Yacht and water sports**Within a radius of 20 kilometers there are several yacht clubs and marinas. In Torrevieja you will find three, while there is one in Guardamar del Segura and two in Santa Pola. Here you will find sailing schools, windsurfing and diving schools, to mention some. Several places in the area you can rent boards for SUP (stand up paddle-boarding), and a number of beaches offer water activities like fly-boarding, banana boats, jet skis and more.□□

**Hospitals and healthcare**In Torrevieja there is a modern public hospital with an excellent reputation. Hospital Quiron is a private hospital, and this is also located in Torrevieja. Laguna Mar Menor, which is about a 30 minute drive from Ciudad Quesada, is one of Europe's largest salt water lagoons with a maximum depth of approximately 7 meters. The high water salinity provides a microclimate that is very healthy, particularly for people with heart problems, arthritis or lung diseases. The saline mud bath is also famous for its relief of skin diseases such as psoriasis, and is recommended by several specialists.□□

**Getting there**Ciudad Quesada is located approximately 40 minutes by car from both the airport in Alicante and Murcia / San Javier. From Ciudad Quesada one can easily reach major cities in the area through the A-7 motorway or the coastal highway N-332, such as Elche, Alicante, Valencia, Murcia and Cartagena to name a few.