


**Property type :** Detached Villa

**Swimming pool :** No

**House area :** 120 m<sup>2</sup>
**Location :**
**Plot area :** 414 m<sup>2</sup>
**Bedrooms :** 3

**Airport :** 49 Km

**Bathrooms :** 2

☒ Alarm system

☒ Gymnasium

Discover this exclusive development of brand new villas located in Benijófar, a charming Costa Blanca town that combines the charm of the traditional Spanish lifestyle with modern comforts. These elegant villas of contemporary design are located in a quiet area, yet close to all amenities and only 30 minutes from the city of Alicante and its international airport. Its excellent location, just 8 km from the golden sandy beaches and less than 10 minutes from two prestigious golf courses, makes this development a perfect opportunity for both permanent residence and investment. These villas offer a functional and elegant design, with ample indoor and outdoor spaces, high quality materials and efficient technology to guarantee maximum comfort.

#### OUTDOOR AREAS

Each villa is set on a private plot of over 400 m<sup>2</sup>, designed to make the most of the Mediterranean climate and outdoor living: 7x3.5 m private swimming pool, ideal for enjoying sunny days. Landscaped garden with automatic irrigation system for easy maintenance. Outdoor terraces that connect seamlessly with the interiors, creating a fluid space for relaxation and conviviality. Private parking space within the plot. Photovoltaic solar panels installed to guarantee efficient energy consumption. Motorised blinds for convenient control of lighting and privacy.

#### INDOOR AREAS

El interior de cada villa ha sido diseñado para ofrecer una distribución cómoda y funcional, con un enfoque en la luminosidad y la amplitud: Salón-comedor de planta abierta con grandes ventanales que permiten la entrada de luz natural y conectan directamente con la terraza y la piscina. Cocina americana de diseño moderno, equipada con armarios de alta calidad, encimeras de gres porcelánico y ElectrState-of-the-art appliances. 3 spacious bedrooms with fitted wardrobes and top of the range finishes. 2 modern bathrooms with washbasin units, designer taps and tempered glass shower screens. Energy efficient Schüco windows that improve thermal and acoustic insulation. Optional: Private solarium with panoramic views and additional space to relax or create a chill-out area. Optional: Storage room for added convenience and storage space. Fully installed ducted air conditioning to ensure thermal comfort at any time of the year.

#### BENIJÓFAR

Benijófar, in the province of Alicante, is a hidden treasure that combines the tranquillity of the countryside with the proximity to the beaches of the Costa Blanca. Although it is not a mass tourist destination, its charm lies in its peaceful atmosphere and its proximity to places of interest. Tourism in Benijófar focuses on its natural surroundings, ideal for walking and cycling, as well as its proximity to golf courses and nearby attractions such as the beaches of Guardamar del Segura. The lifestyle in Benijófar is quiet and family-oriented. Its residents enjoy living in a rural environment, where outdoor living is encouraged and community closeness is fostered. The local gastronomy is enjoyed in small restaurants and bars, where traditional dishes of the region are served. Benijófar is a haven of peace for those seeking a relaxed life in beautiful natural surroundings.

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