



# Luxury Villa for Sale in Roldán, Torre Pacheco, Murcia 354.950 - 366.000 €

Referencia: ROLDVH001    Dormitorios: 3    Baños: 2    Terreno: 200m<sup>2</sup>    Construido: 113m<sup>2</sup>    Terraza: 27m<sup>2</sup>





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## Mar Menor, Roldan

Luxury Villa for Sale in Roldán, Torre Pacheco, Murcia – €354,950

Discover Villa Gaura, a luxurious home designed for comfort, style, and sustainability. Located in the charming village of Roldán, this 3-bedroom, 2-bathroom villa features a private pool, spacious garden, and unmatched build quality. If you're seeking an energy-efficient home with high-end finishes and a prime location, Villa Gaura is the perfect choice.

Contact us by WhatsApp or telephone on +34-602627580 when you want to arrange a viewing. Do you need a mortgage or a Spanish lawyer to purchase this property, we can help you !

### Key Features of Villa Gaura

**Bedrooms:** 3 spacious bedrooms, including one on the ground floor with a private bathroom.

**Bathrooms:** 2 modern bathrooms, plus a separate toilet on the ground floor.

**Plot Size:** 199m<sup>2</sup> with a corner arrangement for maximum outdoor space.

**Private Pool:** Enjoy your 6x2.5m pool surrounded by a large terrace and garden.

**Energy Efficiency:** Superior insulation, thermal bridge-break aluminium windows, and double-glazing with a solar filter.

**Luxury Finishes:** Porcelanosa tiles and materials throughout, from floors to bathrooms and kitchen.

### Elegant and Practical Design

Villa Gaura offers a thoughtfully designed layout:

The ground floor includes a bedroom with an en-suite bathroom, a separate toilet, and a storage room.

On the first floor, two bedrooms share a large bathroom and open onto a private terrace overlooking the garden.

The Ibiza-style exterior with rounded corners and terracotta mosaic adds a Mediterranean charm, while the interiors showcase timeless luxury with Porcelanosa ceramics, natural stone accents, and premium bathroom fixtures.

### Modern Kitchen with Premium Appliances

The kitchen is a standout feature of Villa Gaura, featuring:

An 8cm XTone worktop from Porcelanosa.

Built-in Balay appliances, including an induction hob with an integrated extractor.

Ample space for cooking and entertaining.

### Personalized Finishes

As a homeowner, you'll have the opportunity to personalize your villa. Work with experts at Porcelanosa Murcia's showroom to select finishes that reflect your unique style and create your dream home.

### Prime Location in Roldán

Villa Gaura is perfectly positioned in a quiet residential area, just:

2 minutes' walk to Roldán village center, offering amenities like pharmacies, restaurants, bars, fitness centers, and more.

5 minutes' drive to prestigious golf courses at La Torre and Las Terrazas de La Torre.

15 minutes to the stunning beaches of the Mar Menor.

20 minutes to the historic cities of Murcia and Cartagena.

25 minutes to Zenia Boulevard, the region's premier shopping destination.



### Why Choose Villa Gaura?

This home isn't just a villa – it's a lifestyle. From its energy-efficient design to its luxurious finishes, Villa Gaura provides the perfect blend of tranquility and modern convenience. Whether you're relaxing by the private pool or enjoying the nearby golf courses and beaches, this villa offers something for everyone.

### Contact Us Today

Don't miss the chance to own this stunning villa in Roldán. Schedule a viewing and experience the luxury and charm of Villa Gaura for yourself.

- Contact Catherine by WhatsApp or Telephone on +34-602627580
- Send us an E-mail at sales@redrosepropertySpain.com
- Use our website form.

Your dream home in Murcia awaits!



## Características:

### Orientación

Orientación Sureste

### Climatización

A/A Preinstalado

### Posición

Cerca de Golf

Cerca de Tiendas

### Estado

Excelente estado de conservación

### Piscina

Piscina Privada

### Aparcamiento

Parking Privado