



## Detached Villa for sale in Benijófar, Benijófar

440,000 €

Reference: N8549 Bedrooms: 3 Bathrooms: 2 Plot Size: 233m<sup>2</sup> Build Size: 111m<sup>2</sup> Terrace: 20m<sup>2</sup>





## La Vega Baja, Benijófar

Modern New-Build Villas in Benijófar with Private Pools A Prime Location in Benijófar Nestled in the charming town of Benijófar, this new residential complex offers the perfect blend of modern design and a tranquil Mediterranean lifestyle. Located just 7 km from the beautiful beaches of Guardamar del Segura, Benijófar is a peaceful village surrounded by nature and essential amenities. With its proximity to the Segura River, picturesque landscapes, and vibrant community, it's an ideal destination for those seeking a serene yet connected lifestyle. Spacious Villas with Thoughtful Design This development features four modern villas, each thoughtfully designed to provide comfort and functionality. These two-story homes offer: 3 Bedrooms and 2.5 Bathrooms: One bedroom and a bathroom with a guest toilet on the ground floor, and two additional bedrooms with a shared bathroom and a large terrace on the first floor. Open-Concept Living Spaces: A spacious living room with a contemporary open kitchen, seamlessly connected to the garden and private pool through sliding glass doors. High-Quality Features and Amenities These villas are built to the highest standards, with premium features that enhance comfort and sustainability: Aluminum exterior carpentry with thermal break for optimal insulation. Motorized aluminum blinds. Reinforced entrance door for added security. Bathrooms with glass-enclosed showers. LED lighting throughout the interior and exterior. Complete installation of air conditioning and heating through ducts (Johnson or similar). Private swimming pool with a shower. Photovoltaic solar panels with 1.5 kW capacity for energy efficiency. Osmosis system in the kitchen for purified water. Convenient Location and Nearby Attractions Benijófar is perfectly situated with excellent connectivity to key points of interest: Alicante Airport: 30 km (approximately 30 minutes by car). Guardamar Beaches: 7 km (15 minutes by car), offering over 11 km of pristine white sand crystal-clear waters. Golf Courses: Several renowned courses nearby, ideal for golf enthusiasts. Water Parks: Fun-filled options in Rojales and Torrevieja, just minutes away. Local Amenities: Supermarkets, pharmacies, banks, restaurants, and a charming natural park all within walking distance. Your Mediterranean Dream Home Awaits Embrace modern living in a tranquil village setting with these exceptional villas in Benijófar. Perfect for families or as an investment, these homes offer everything you need for a luxurious Mediterranean lifestyle. Contact us today to schedule a viewing or for more information!



## Features:

### Features

Useable Build Space: 100 Msq.

Private pool

garden

Parking - Space

Beach: 9000 Meters

Near bus route

Gated

Number of Parking Spaces: 1

Near Schools

WC: 1

Double Bedrooms: 3

Location: Rural

Air Conditioning: Yes

Terrace: 20 Msq.

### Energy Rating

A

### CO2 Emission Rating

A