



## Villa for sale in San Javier, San Javier

799,000 €

Reference: N9209 Bedrooms: 3 Bathrooms: 3 Plot Size: 300m<sup>2</sup> Build Size: 140m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa Calida, San Javier

New Build Villas on the Frontline of Roda Golf with Private Pool

Exclusive Golfside Living in Costa Cálida

These modern frontline villas in Roda Golf (Murcia) offer the perfect blend of luxury, comfort, and Mediterranean lifestyle. Located just 3 km from the golden beaches of the Mar Menor, this residential project is ideal for golf lovers, water sports enthusiasts, and those seeking a serene yet well-connected home on the Costa Cálida. The development is surrounded by services, restaurants, shopping options, and sports facilities, ensuring convenience for everyday living.

Spacious Villas with Private Pools

Each villa is thoughtfully designed across two levels with a total built area of 140 m<sup>2</sup>. The layout includes:

3 bedrooms (2 ensuite)

3 fully equipped bathrooms

Bright living room with open-plan kitchen

Ground floor bedroom for convenience

Two bedrooms on the first floor with direct uncovered terrace access

Enjoy outdoor living with a private swimming pool, spacious ground-floor terrace, and a first-floor sun terrace offering uninterrupted golf views and all-day sun. Each property also includes a private parking space on the plot and a large exterior storage room.

High-Quality Features

These homes are built to the highest standards, featuring:

Underfloor heating in bathrooms

Motorized aluminum shutters in all bedrooms

Fully fitted bathrooms with furniture, mirrors, lights, and glass shower screens

Modern kitchens with appliances included

Pre-installation of ducted air conditioning in living room and bedrooms

Solar panels with inverter for energy efficiency

Prime Location in Roda Golf

Situated within the prestigious Roda Golf & Beach Resort, these villas are surrounded by lush fairways and Mediterranean landscapes. Distances to main points of interest:

Mar Menor beaches: 3 km

Dos Mares Shopping Center: 5 km

Lo Pagán Marina: 6 km

Roda Golf Clubhouse: Walking distance

Murcia International Airport (Corvera): 35 km

Alicante Airport: 85 km

Cartagena city: 30 km

Live the Mediterranean Lifestyle

Whether as a permanent residence, a holiday retreat, or a rental investment, these villas offer the perfect combination of elegance, functionality, and location.

Contact us today to schedule a visit and secure your frontline villa at Roda Golf. Your dream home on the Costa Cálida

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awaits!

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## Features:

### Features

Pool  
Countryside  
parking  
Pool Views  
garden  
Private pool  
Storage  
Open Views  
sea views  
Garden views  
Solarium  
Communal pool  
Golf  
garage  
Urban  
Gated  
Beach  
First line

### Energy Rating

B

### CO2 Emission Rating

B