



## Villa til salg i Rojales, Rojales

699.000 €

Reference: MS38555   Soveværelser: 7   Badeværelser: 3   Grundstørrelse: 770m<sup>2</sup>   Byg Størrelse: 204m<sup>2</sup>





## Costa Blanca South, Rojales

**SWISS BUILD QUALITY - SCANDINAVIAN STYLE AND STANDARD** Perfect for the extended family & a unique investment | 16 beds | Car included This is a rare opportunity to secure a villa that unites Swiss precision with consistent Scandinavian standards and modern furniture style. The property has been in the same ownership since 2006 and appears as a bright and extremely well-maintained quality home. True 'Plug & Play' - Just move straight in, both the main house and the flat are fully equipped with everything one needs. Here you just have to move straight into both units! This impressive villa not only offers a stunning home in the sun - it also represents a very solid investment opportunity. Ciudad Quesada is one of the few areas on the Costa Blanca where it is possible to obtain a tourist license. The rental income has the potential to cover all annual costs of the home. The villa is on one level and has a well-thought-out and flexible floor plan that combines comfort, quality and functionality. The home can easily be adapted and expanded to up to 8 bedrooms, making it ideal for both large families and rentals. Upon arrival, you are greeted by a bright and inviting entrance hall that leads further into a spacious living room and a separate TV lounge. The main part of the residence contains four good bedrooms and two bathrooms, perfectly adapted to an active family or several guests. The TV room serves as a cosy living room, but can easily be converted into an extra bedroom if needed. The well-equipped kitchen has modern appliances and offers everything you need for everyday life. Fridge freezer and ice maker included, with filtered cold water - a practical and exclusive detail. Separate flat - perfect for guests or rentals The villa also has a self-contained flat with its own entrance, consisting of two bedrooms, one bathroom and direct access to the pool area. This is ideal for guests, extended family or extra rental income. Above this flat you will find a large roof terrace with sun all day - here you have panoramic views of the surrounding area, all the way down to the beautiful salt lakes and Torrevieja... A beautiful spectacle Private outdoor area with pool and multiple zones The property offers a delicate and private outdoor area with a swimming pool of 8 x 4 meters, sun loungers, barbecue and several seating areas - both in the sun and in the shade. On the plot there is also parking for two cars behind an electric gate. There is also an attic with large storage space, and a living room, from the attic there is direct access to a small solarium with shower and storage room. **IMPORTANT DETAILS-** 1 GB fibre and a comprehensive TV package with both Norwegian and international European channels, and the contract can easily be transferred to a new owner, at no additional cost. - Waterborne underfloor heating throughout the main house (both heating and cooling when it is hottest) - Fully insulated: The entire home is fully insulated in floors, walls and ceiling, which ensures a stable indoor climate and very low electricity costs, the main house is also built with a ventilated crawl space. - A total of 11 air conditioners (hot/cold) have been installed - Solar panels for heating hot water, new 200 ltr. Tank is installed January 2026. - Car included: A Citroën C4 - Sold with all furniture and fixtures, here you can take over and enjoy the Spanish climate from day 1 - The laundry room can easily be converted into a complete bathroom or guest toilet. The home has recently been reviewed by an architect and is documented to be in very good technical condition. Documentation is available. The property has very good rental opportunities, and it is possible to apply for a tourist license - a rare and sought-after advantage in the area. **ECONOMY** Asking price: 699.000€ + approx. 12% in costs Tax/Ibi: 427,98€ per year Garbage tax: about 100 € per year **AREA CIUDAD QUESADA** Located in the municipality of Rojales, in the south of the Costa Blanca, Ciudad Quesada is a well-established and popular area just 10 minutes from the beaches of Guardamar, La Mata and Torrevieja. Alicante and Murcia airports are about 50 km away. The area is located high and offers great views of the Mediterranean Sea and the natural salt lagoons of Torrevieja. There is a large selection of restaurants, bars and services within walking distance. Nearby you will find, among other things: 18-hole golf course (La Marquesa) Water parks, go-karts, tennis and skate courts Pine forest with hiking and cycling trails, playgrounds and barbecue areas Only 12 minutes to drive to the wonderful beaches of Guardamar and La Mata. 150 m to the closest restaurants and pubs. 400 m to the medical centre and pharmacies 1 km to Quesada city centre, where you can find loads of restaurants, shops and more The Norwegian School in Rojales 35 minutes by car to Alicante airport In Rojales and Benijófar there is also a good restaurant offer and a nice microbrewery . If you want to visit vineyards, the areas of Jumilla, Yecla and Bullas are only about 1.5 hours' drive away. Several large shopping and shopping centres can also be



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found within a short driving distance.



## Funktioner:

have  
Solarium: Ja  
Opbevaring / Trastero  
BBQ

møbleret  
Vaskerum  
Centralvarme, Aircondition: Ja  
Terrasse: Ja

Gårdhave  
Spillelokale  
Tæt på Golf / Golf Resort Ejendom