



**Property type :** Villa

**Location :** Cabo Roig

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2025

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** N/A

**Parking :** Driveway

**House area :** 130 m<sup>2</sup>

**Plot area :** 346 m<sup>2</sup>

**Terraces area :** 74 m<sup>2</sup>

**Airport :** 40 mins

**Beach :** 8 mins

**City :** 5 mins

**Golf :** 5 mins

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Walking Distance - Restaurant / Bar

✓ Mains Sewerage

✓ Mains Electric

✓ Electric Gates

✓ Fenced Plot

✓ Mains Water

✓ Double Glazing

✓ Terrace

#### KEY READY NEW BUILD VILLAS IN ORIHUELA COSTA

Discover this exclusive development of four modern new-build villas, ideally located in Lomas de Cabo Roig, Orihuela Costa. Designed with contemporary architecture and high-quality finishes, these villas offer an exceptional living experience in one of the most sought-after areas of the Costa Blanca.

Each villa features three spacious bedrooms, two bathrooms, and an additional guest toilet. The open-plan kitchen seamlessly integrates with the bright and airy living room, creating a functional and inviting space. Built-in wardrobes, a generous private terrace, and a beautifully landscaped garden with a private swimming pool complete the home. A private parking space is also included, with the option to add a basement at an additional cost.

#### Exceptional Features & Finishes

High-quality aluminum exterior carpentry for enhanced insulation and durability.

Fully fitted wardrobes and walk-in closets for ample storage space.

Lacquered wood interior carpentry, adding a sleek and modern touch.

Fully furnished kitchen with contemporary design and premium finishes.

Comprehensive lighting package for a stylish and comfortable ambiance.

Motorized self-locking blinds in all bedrooms for added security and convenience.

Luxury bathroom fittings, including fully equipped bathrooms with high-end fixtures.

Private swimming pool with an integrated seating area, perfect for relaxation.

Porcelain stoneware flooring with high-performance flexible adhesive (C2).

Smooth interior paint finish, ensuring a sleek and modern aesthetic.

Advanced thermal and acoustic insulation, enhancing energy efficiency and comfort.

Fully landscaped garden, designed for low maintenance and year-round enjoyment.

Video intercom system for added security and peace of mind.

Pre-installed ducted air conditioning, ready for an easy installation.

Aerothermal water heater, offering an energy-efficient hot water system.

Underfloor heating in bathrooms, providing extra comfort during cooler months.

#### Prime Location – Lomas de Cabo Roig

Lomas de Cabo Roig is a thriving residential area just one kilometer from the stunning beaches of Cabo Roig, one of the most picturesque locations in Orihuela Costa. The area is renowned for its pristine coastline, vibrant atmosphere, and excellent local amenities.

The development is strategically located with easy access to major road networks, ensuring seamless connectivity to nearby cities and attractions. Residents will benefit from a wide range of services, shopping centers, supermarkets, restaurants, and golf courses within close proximity.

Alicante Airport – 30 minutes by car

Murcia-Corvera Airport – 1 hour by car

These key-ready villas offer a perfect blend of modern design, superior quality, and an unbeatable location, making them an ideal choice for both permanent living and holiday retreats.