

## **Roda Golf Villas – Key Features**

**New release of 11 luxury homes with an innovative design and a double solarium inside the prestigious Roda Golf Resort**

- Signature 3 bedroom, 3 bathroom villas.
- Private garden and private pool.
- Off-road parking.
- 2 double bedrooms and 2 bathrooms on the ground floor, one of which could be used as the master bedroom, being an en-suite and boasting direct access to the pool area from sliding balcony doors.
- A light and spacious living-dining room with open-plan kitchen and workstation and panoramic glass doors opening up onto the garden and pool area.
- Another master bedroom on the first floor with en-suite bathroom and direct access to an impressive solarium with outside kitchen.
- Access from the sun terrace to an additional rooftop solarium.
- 125m<sup>2</sup> villas on 180m<sup>2</sup> to 230m<sup>2</sup> plots.

### **Additional, selected key features**

- Energy-efficient thermal insulation, plus a high level of soundproofing.
- All white goods included: fridge-freezer, oven, microwave, vitroceramic hob, extractor-fan, dishwasher, washing machine and small fridge for the outside kitchen.
- Pre-installation of ducted air-conditioning throughout.
- Interior and exterior lighting, minus ornamental lights.
- Motorized shutters in the bedrooms and living room.
- Shower screens with two options available.
- TV and telephone sockets in the living room and bedrooms.
- Interior doors, carpentry and fitted wardrobes in white, double-glazing with optimal solar protection.
- Outside kitchen on the upper terrace with work surface, stainless steel sink, plus aluminum storage area containing the washing machine and mini fridge.
- Hot water system via an electric, adjustable boiler and 1.5kw photovoltaic solar panels.
- Pre-installation for an electric car charger.

### **The resort and the course**

- Private development with 24-hour security.
- Taxi rank on-site.
- A magnificent clubhouse and bar/restaurant offering snacks and a la carte dining, plus a large outside terrace with stunning views of the course.
- Pretty communal gardens, plus children's play areas.
- Gymnasium with lake views.
- A beautifully maintained 18-hole, par 72, Dave Thomas designed golf course featuring strategically placed bunkers and 3 large lakes.
- Well-stocked pro-shop, driving range, practice putting green.

### **Location**

- Roda village and its pretty square which offers a couple of bars/restaurants, a supermarket and a sports court is a few minutes' walk away (500m) from the resort.
- Just a 15-minute walk (1.5km) from the resort to the bustling seaside town of Los Alcazares, with its shops, bars restaurants, supermarkets, chemists, and health centre.
- Los Alcazares also boasts the famous Rio Nalon area which enjoys a wide variety of restaurants, plus buzzing nightlife with inviting terraces, pubs, and chill-out bars. There is also a taxi rank there to bring you back to the resort.
- The nearest beach with its popular beach bar is just 3km away, so a 5-minute drive or a 10-minute cycle ride from the resort.
- Superb communication links, with the AP7 motorway close by.
- Murcia International Airport is less than a half hour's drive (38km) and Alicante airport can be reached in under an hour (90km).