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## Stunning Brand New Villa 3 Bed in Santa Rosalía 5 Km From The Beach /...

Los Alcazares , Alicante , Costa Calida



# €339,000

inc. of agency fees

3 Beds

122 sqm

Stunning Brand New Villa 3 Bed in Santa Rosalía 5 Km From The Beach / Costa Calida for sale on Costa Calida.

### At a Glance

**Reference** MSH-CA10793

**Bed** 3

**Near to** Alicante

**Pool** Yes

**Price** €339,000

**Hab.Space** 122 sqm

**Land Tax** N/A

### Property Description

Stunning Brand New Villa 3 Bed in Santa Rosalía 5 Km From The Beach / Costa Calida for sale on Costa Calida.

Region: Costa Calida

Features: 3 Bedrooms , 3 Bathrooms , Open plan kitchen, Dining room, Open plan living room, Terrace(s) of 55 m2 .....

Private parking.

Leisure and artificial beach on site

Beach at 5 km

Golf course 3 km away.

3 Supermarkets within 5 km.

Modern villa located in the residential complex.

It is a great place to rest on its sandy beaches and relax in the sun. The sparkling waters invite you to take a refreshing swim or enjoy water sports. Come and spend evenings with your children, drink a beer with friends and enjoy Mediterranean cuisine while the sun sets over the turquoise waters as far as the eye can see.

The lake, with more than 16,000 square meters of sparkling water, is the largest artificial lake in Europe. The Lake uses Crystal Lagoons technology, the world leader in pool filtration systems for large lakes and swimming lagoons.

Santa Rosalía Lake redefines the concept of a resort in this part of the Mediterranean, we have given a new meaning to this word. The houses are spread around a spectacular central park, exclusively reserved for the owners.

It has more than 120,000 m2 of cleverly landscaped spaces, with several sports and leisure areas designed for the whole family.

There are about 4,000 trees, mostly native Mediterranean species, irrigated by a high-tech water harvesting system that makes it a sustainable place to live.

Its 700,000 square meter site is protected by a perimeter fence. 24-hour access control and security services keep everything safe. Because security means peace of mind, whether you're at home or on the go.

The entrance and exit access of vehicles is private and exclusive for residents, which is accessed through an automatic gate, with an anti-crushing device automatic gate and remote control.

There is also access for pedestrians, the internal roads will be paved.

Optional equipment:

- Private swimming pool (2m x 6.5m) optional
- Photovoltaic solar panels (8 units): 4.500€
- Radiant floor in the bathroom: 1.000€ per bathroom

Live the life you dream of. We present to you Santa Rosalía, a place where you have always wanted to be.

Sakura Zen Villas have been designed according to sustainable building standards in order to achieve high energy efficiency, which is why Sakura Zen villas have obtained the Energy Efficiency Certificate A. Villas with high quality interior finishes with an avant-garde and functional design that allows you to enjoy and merge the indoor and outdoor spaces.

The dual orientation of the Sakura Zen Villas as well as their functions, functional design allows to seamlessly merge the interior and exterior spaces, connected by large windows, as a single space to make the most of them.

The garden is delivered completely finished, with shrubs and with artificial grass, in order to reduce maintenance, upkeep and water consumption.

Inside you will enjoy the best qualities of "Porcelanosa" tiles, as well as the Noken taps and fittings by Porcelanosa, which with its cold opening system and aerators save you 55% of water compared to other taps.

The facades have been designed to achieve an attractive, contemporary structure and a modern image, combining materials such as single-layer mortar with coatings in imitation wood porcelain tiles.

The decorative finishes combine thermal performance with the most avant-garde design to adapt to the needs of the 21st century.

#### THE NEEDS OF THE 21ST CENTURY.

The entire perimeter of the walls of the villa are made of solid brick for greater resistance with an air chamber, with a thermal and acoustic insulation system that allows to achieve energy savings and a comfortable temperature inside the house all year round.

The villas have pre-installation for electric vehicle charger.

New direct developer 10 year warranty

Available March 2023

### Summary

Property type: Modern Villa  
Bedrooms: 3  
Price: €339,000

### Key Information

Internal Area: 122 sqm  
Swimming Pool? Yes

**Location: Costa Calida**

## Gallery









diseñadas y construidas siguiendo un estricto y exigente código técnico para alcanzar una eficiencia energética superior.

**CALIFICACIÓN ENERGÉTICA OBTENIDA:** <sup>1</sup>(Datos extraídos del proyecto incluyendo instalación de A/C y placas solares)

CONSUMO DE ENERGÍA PRIMARIA NO RENOVABLE (kWh/m <sup>2</sup> -año)		EMISIONES DE DIOXIDO DE CARBONO (kgCO2/m <sup>2</sup> -año)	
122.00	16.78	15.00	1.82
123.00-124.00		15.00-16.00	
124.00-125.00		16.00-17.00	
125.00-126.00		17.00-18.00	
126.00-127.00		18.00-19.00	
127.00-128.00		19.00-20.00	
128.00-129.00		20.00-21.00	
129.00-130.00		21.00-22.00	
>130.00		>22.00	

La calidad es imprescindible, por ello apostamos por las mejores marcas como Porcelanosa para acabados interiores y exteriores, Kömmerling para carpinterías exteriores y Würth para aislamientos.

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