



## 54 Emilia: Villa for sale in Doña Pepa - Quesada

 138.4m<sup>2</sup>  101.4m<sup>2</sup>  3  2  1

Price from

[www.euromarina.com](http://www.euromarina.com)

Urbanización Doña Pepa · Avda. Antonio Quesada, nº59 · 03170 Rojales (Alicante - España)

These prices are without Taxes / All properties are examples of availability and starting prices. Prices and Dates correct at time of printing but may be subject to change. Artistic Images Free Of Contractual Nature. The price of the extras must be added to the price of the house.

# Sold



VILLA EMILIA 54

SOLARIUM



PERGOLA



GROUND FLOOR



\* Los exteriores incluyen enlosado, grava y césped según plano.  
 \* Plantas y riego no incluidos.  
 \* The exteriors include paving, gravel and grass according to house plans.  
 \* Plants and irrigation are not included.

3 BEDROOMS / 2 BATHROOMS

PLOT	507 m <sup>2</sup>
TOTAL SURFACE	138,4 m <sup>2</sup>
PROPERTY SURFACE	101,40 m <sup>2</sup>
TERRACE GROUND FLOOR	37 m <sup>2</sup>
PERGOLA	29 m <sup>2</sup>
SOLARIUM	100 m <sup>2</sup>
PRIVATE POOL	8x4
PRIVATE GARAGE	



Property information may be subject to errors and is not contractual. The surfaces expressed are approximate, being able to undergo modifiers for technical reasons. Artistic Images Free Of Contractual Nature.

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## DESCRIPTION

We present this modern contemporary design villa, created for those seeking comfort, privacy and outdoor spaces to enjoy all year round.

The property features 3 bedrooms and 2 full bathrooms, with a practical and functional layout. The main living area integrates the living-dining room and kitchen into an open and bright space, with large windows that connect directly to the garden and the swimming pool, promoting a comfortable and seamless living experience.

Outside you will find a private swimming pool, solarium area and garden. The terrace with pergola extends the living space and makes it the perfect place for outdoor dining, gatherings with friends or moments of relaxation.

Located in a quiet and well-established residential area, the villa is close to all essential services: supermarkets, restaurants, medical centres and shopping areas. In addition, it offers good access to main roads, golf courses and the beaches of the Costa Blanca.

## FEATURES

Total area	138.4 m <sup>2</sup>	Rooms	3
Property area	101.4 m <sup>2</sup>	Bathrooms	2
Terraces surface	37 m <sup>2</sup>	Terraces	1
Superficie pérgolas	29 m <sup>2</sup>	Pérgolas	1
Storage room surface	m <sup>2</sup>	Storerooms	X
Garden area	m <sup>2</sup>	Kitchens	1
Solarium surface	100 m <sup>2</sup>	Private garage	√
Plot area	507 m <sup>2</sup>	Private pool	8x4 m
		Lift	X
Energy rating	A		



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