



JAVIER JAMES

REAL ESTATE

# VERDEMAR - IMPRESSIVE NEWLY BUILT VILLA WITH PRIVATE POOL IN QUITE LOCATION



Property: JJ-585 | 07181 Cala Vinyes

Type of property	House	Living area	250 sqm
Kind of property	Villa	Plot surface	868 sqm
Type of use	Residential	Number of rooms	3
Type of commercialization	Buy	Number of bedrooms	3
Property type	Villas / Houses	Number of bathrooms	4
		Energy certificate	in process
		Purchase price	3.300.000 €

REAL ESTATE PARADISE MALLORCA SLU | B57854432

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## Description

Nestled in the vibrant coastal region of Costa Blanca, the exclusive residential enclave LAS ROCAS presents 14 detached villas, each with its own private Infinity Pool, just steps from the sea. Located in a serene yet accessible area, it is only a 20-minute drive from Alicante and 30 minutes from the airport. The charming cove of Playa El Portet, known for its fine sandy shores, crystal-clear waters, and a delightful beachside café, is just a short stroll away. The location offers ease for everyday family life, with nearby international schools, sports facilities, and leisure centers. For golf enthusiasts, the renowned La Sella Golf Club is only a few minutes away, with several other courses within easy reach.

Each of the 14 villas boasts a distinctive design that seamlessly blends modern architectural elegance with elements inspired by traditional Mediterranean style. Clean lines, natural textures, and an emphasis on merging indoor and outdoor spaces create a unique living experience. Privacy has been meticulously considered in the layout of the villas, while a sense of community is fostered by a shared pathway and landscaped communal areas. Sustainable living is at the heart of LAS ROCAS, featuring the use of local, eco-friendly materials throughout.

A striking feature of the villas is the innovative louvered facade that wraps around the upper-floor bedrooms, allowing natural ventilation while filtering sunlight to keep the interiors cool. This design creates an intimate, serene environment for the bedrooms and adjoining terraces. Each villa offers 3-4 spacious bedrooms with built-in wardrobes and ensuite bathrooms. The master suite is a haven of luxury, featuring an integrated, yet partitionable spa bathroom with an expansive rain shower.

The heart of each villa is the open-plan living and dining area, complete with a state-of-the-art kitchen by Siematic, featuring an island counter and expansive floor-to-ceiling windows that open fully to a private terrace and garden with a pool, seamlessly extending the living space outdoors. The continuity of large-format natural stone flooring throughout the interior and exterior spaces enhances the sense of openness and tranquility.

Additional high-end features include integrated Miele appliances, Dornbracht or equivalent faucets, minimalist aluminum windows by Schüco, a KNX Smart Home system, individually controlled air conditioning and underfloor heating throughout. Each villa also comes with a garage or covered parking for multiple vehicles, ensuring convenience and luxury in equal measure.

Experience the perfect harmony of privacy, comfort, and community at LAS ROCAS, where your Mediterranean dream home awaits.

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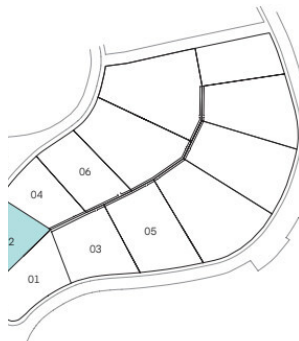
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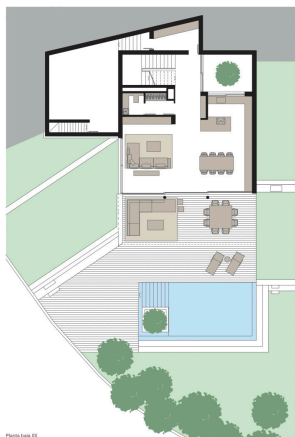
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Planta top 21



Planta piso (1)

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# JAVIER JAMES

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## Your contact person



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### Legal notice

Since we do not determine the property details ourselves, we do not accept any liability for this. This exposé is only intended for you personally. Passing on to third parties is subject to our express consent and does not prevent our claim to commission when a contract is concluded. All the conversations must be guided by our office. In the event of non-compliance, we expressly reserve the right to compensation up to the amount of the commission claims. Prior sale is not excluded.

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