



## Villa for sale in Dolores

465,000 €

Reference: N9269 Bedrooms: 3 Bathrooms: 2 Plot Size: 256m<sup>2</sup> Build Size: 183m<sup>2</sup> Terrace: 85m<sup>2</sup>





## La Vega Baja, Dolores

Modern New Build Villas in Dolores, Alicante&#13;&#13;Contemporary Living in the Heart of the Vega Baja&#13;Discover this exclusive new build villa development in Dolores, a charming town in the Vega Baja del Segura region, south of Alicante. Known for its traditional Spanish character and surrounded by lush countryside, Dolores offers a peaceful lifestyle while providing all daily amenities within walking distance – shops, restaurants, schools, and local services.&#13;&#13;Situating just 12 km from the beaches of La Marina and Guardamar del Segura, and with easy access to the AP-7 motorway, this residential area is perfectly connected to the main coastal towns of the Costa Blanca.&#13;&#13;Elegant Modern Villas with Private Pool&#13;These modern two-story villas have been designed for comfort, functionality, and style. On the ground floor, you'll find a bright open-plan kitchen connected to the living-dining area, with large sliding doors opening directly to the terrace and private garden with swimming pool. The ground floor also features one bedroom with an ensuite bathroom, a guest toilet, and a convenient outdoor laundry area.&#13;&#13;On the first floor, there are two additional bedrooms, a bathroom, and access to a large 60 m2 open terrace, perfect for sunbathing or relaxing while enjoying the Mediterranean climate. Each home includes private parking inside the plot.&#13;&#13;Quality Finishes and Modern Comfort&#13;Built with high-quality materials and contemporary design, these villas come fully equipped for year-round living. Main features include:&#13;Exterior carpentry with thermal bridge break&#13;Motorized blinds&#13;Hot water system powered by aerothermal energy&#13;Ducted air conditioning fully installed&#13;Private swimming pool&#13;Private parking and landscaped garden&#13;&#13;The interiors combine elegance and functionality, maximizing natural light and offering an exceptional living environment with a strong connection between indoor and outdoor spaces.&#13;&#13;Prime Location Close to Everything&#13;Dolores enjoys a strategic location, providing a balance between tranquility and accessibility.&#13;Key distances:&#13;Beaches of La Marina and Guardamar del Segura: 12 km&#13;Alicante Airport (Elche-El Altet): 30 km (25 minutes by car)&#13;Murcia-Corvera Airport: 70 km (1 hour by car)&#13;Golf Courses: 15 km&#13;Alicante city: 40 km&#13;&#13;Live the Mediterranean Lifestyle in Dolores&#13;These new build villas in Dolores offer the perfect combination of modern design, comfort, and proximity to the coast. Ideal for both permanent residence and holiday living, they provide a serene Mediterranean lifestyle surrounded by nature and convenience.&#13;&#13;Contact us today to arrange a viewing and make your dream home in Dolores a reality.&#13;



Features:

Features

Useable Build Space: 120 Msq.  
Private pool  
Beach: 12000 Meters  
Parking - Space  
Laundry room  
Near schools  
Near Commercial Center  
Solarium: Yes  
Number of Parking Spaces: 1  
Gated  
Double Bedrooms: 3  
garden  
Location: Rural  
Terrace: 85 Msq.

Energy Rating

B

CO2 Emission Rating

B