

FOR SALE · DIRECT FROM THE OWNER · ROJALES

INCLUDING
€ 80,000
of furniture
& interior

Lived in for just 5 weeks: effectively brand new

Villa Nimbus

Villa + separate apartment

with private entrance, kitchen, bedroom and bathroom

Heated private pool

4 bedrooms · 3 bathrooms

2 kitchens

Built in 2024

Fully furnished

Styled by interior architect

Golf 500 m away

ASKING PRICE

~~via agent € 645,000~~

€ 595,000

direct from owner

Save 8% in agency fees

incl. € 80,000 furniture & interior

You buy directly from the owner.

Quesada · Rojales · 30 min. from Alicante



*Unpack your bags.
Start living.*

HOTEL-CHIC ON THE COSTA BLANCA

Completed in 2024 and fully styled by an interior architect in a luxurious, hotel-chic style. Soft curves, high-end materials and abundant daylight thanks to its south-facing position. The villa is sold fully furnished: all you need to do is unpack.

The twist? Below the main house sits a fully self-contained apartment with its own entrance, kitchen, bathroom and terrace. Two homes on one plot, each with its own rhythm.

The villa has been lived in for only five weeks and is effectively brand new. All furniture and interior, worth € 80,000, is included in the price. La Marquesa golf course is 500 metres away.



WHY FOR SALE?

We are selling because we have bought a second home. You buy directly from us, with no estate agent in between.

203

m² living

300

m² plot

4

bedrooms

3

bathrooms

2

kitchens

2024

year built

SOUTH-FACING · HEATED POOL · GOLF 500 M · FIBRE · ALARM · AIR-CON · EV CHARGER

THE BIG ADVANTAGE

Two homes, one address

Upstairs and downstairs, two households live completely independently without getting in each other's way. The apartment has its own external staircase and front door on the side of the villa.



The apartment's private entrance



LEVEL 0 & 1

Main house

- Living room with sliding doors to garden and pool
- Luxury kitchen with island
- 3 bedrooms with fitted wardrobes
- 2 bathrooms with walk-in showers
- Roof terrace with outdoor shower (south)



LEVEL -1

The apartment

- Private entrance via external stairs
- Living room with workspace
- Own kitchen
- Bedroom with en-suite bathroom
- Own terrace + utility room with washer/dryer

SLEEPS 8 · 2 LIVING ROOMS · 2 KITCHENS · 3 BATHROOMS · 3 TOILETS · 2 OUTDOOR SHOWERS · 3 OUTDOOR SPACES

WHAT CAN YOU DO WITH IT?

01

Family & friends

Parents, children or friends stay over with complete privacy.

02

Parents close by

Parents or in-laws spend the winter downstairs, each with their own front door.

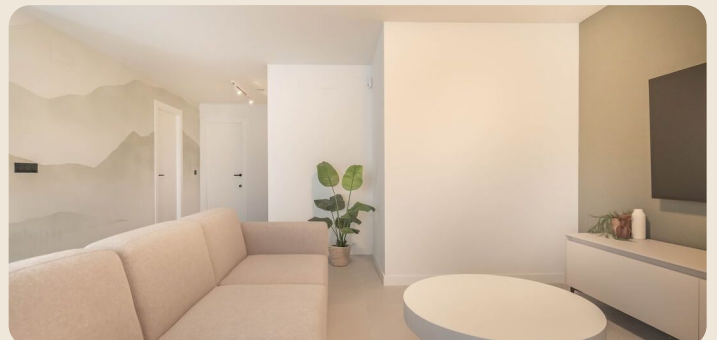
03

Work remotely

A quiet workspace with fibre internet, away from the household.



Left: the apartment's terrace. Right: the living room on level -1.





Outdoor living, *300 days a year*

GARDEN & POOL

Heated pool with heat pump, a large south-facing sun terrace, outdoor shower, sun loungers and a low-maintenance garden with artificial grass and native planting. Electric gate to the driveway with an EV charging point. Even in January, the terrace is the best spot in the house.



Heated 8.5 × 3.5 m

Outdoor shower

Electric gate

EV charger

South-facing



Bright, spacious and ready to move in



FULLY STYLED BY AN INTERIOR ARCHITECT

“

Pull up a stool at the island for a glass of wine while dinner is on the hob, with a view of the pool through the sliding doors.

Stone worktop · plenty of storage · induction hob · oven · dishwasher · fridge-freezer · air-con · roller shutters · fibre internet

SLEEPING & BATHING

Sleep like in a boutique hotel

Three bedrooms in the main house, furnished hotel-chic style: quality beds with luxury linen, fitted wardrobes with oak finish, wall coverings and made-to-measure curtains, air-conditioning in every room. The upstairs bedroom has sliding doors onto the roof terrace: a wonderful



Three bathrooms

Two in the main house, one en-suite in the apartment. All with rain showers, black taps, vanity units, towel radiators and wall-hung toilets. Luxury wall finishes, atmospheric lighting and illuminated mirrors: bold yet calm.



Sun on the roof

The villa's third outdoor space

FIRST-FLOOR ROOF TERRACE

The generous roof terrace faces south and has its own outdoor shower. Views across the rooftops of Quesada towards the hills. Morning coffee, afternoon nap, evening sun: all in one place.

3 outdoor spaces

pool garden · roof terrace · apartment terrace



LEVEL -1

The apartment: own entrance, own rhythm

The external staircase on the side leads to the apartment's own front door. Inside: a bright living room with workspace, a kitchen, a bedroom with fitted wardrobes and en-suite bathroom, a storage room and a private terrace. Completely self-contained, with its own air-conditioning and outdoor space.



Apartment floor plan

Living room 5.7 × 3.7 m · bedroom 4.1 × 3.0 m · bathroom · kitchen · storage · terrace 2.2 × 7.6 m

Own entrance

Own kitchen

En-suite bathroom

Workspace

Terrace

Washer & dryer

Deze plattegronden zijn indicatief bedoeld,
er kunnen geen rechten aan worden ontleend.



¡Vamos a Rojales!

THE AREA

Rojales is a lively, authentic Spanish town, popular with year-round residents and winter visitors alike. La Marquesa golf course is 500 metres from the front door. Dozens of restaurants, bars and shops are within walking distance. The salt lakes provide stunning views and clean air, and the flat terrain is perfect for cycling. It stays alive in winter too.



EVERYTHING CLOSE BY

500 m

La Marquesa Golf

15 min

Guardamar & Torrevieja beaches

30 min

Alicante Airport

35 min

Elche

1 hour

Benidorm

2.5 hours

Valencia



The good life on the Costa Blanca

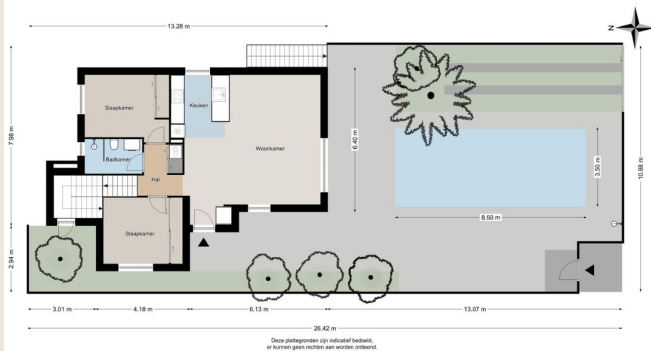
Breakfast at the bakery, lunch on Guardamar beach, an aperitif under the ficus trees in Rojales and tapas or fine dining in the evening. The market, the golf course, the beach bars of Guardamar and the coves of Cabo Roig: everything is a stone's throw away. And Alicante and Valencia are close by for a city day out.



City day out

Alicante (30 min): palm boulevard, old town, castle.
Valencia (2.5 h): City of Arts and Sciences, cathedral, cycling through the old town.

Floor plans



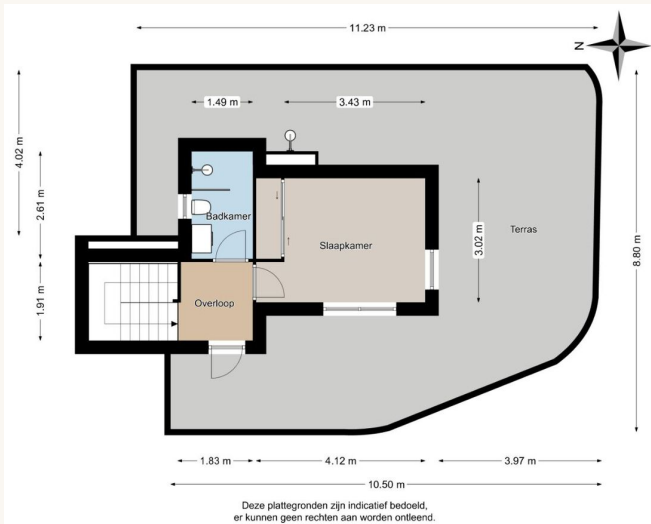
Plot & garden

Pool 8.5 × 3.5 m · driveway · sun terrace



Ground floor

Living room · kitchen · 2 bedrooms · bathroom



First floor

Bedroom · bathroom · roof terrace



Apartment (level -1)

Living room · kitchen · bedroom · bathroom · storage · terrace

FACTS & FIGURES

All the facts at a glance

SALE

Asking price	€ 595,000
Sale type	Direct from owner
Availability	Immediate
Furniture	Included, worth € 80,000
Styling	By interior architect
Occupied	5 weeks
Reason for sale	Purchase of second home

CONSTRUCTION

Type	Detached villa
Bouwjaar	2024
Roof	Flat roof
Insulation	Double glazing
Floors	3

AREAS

Living	203 m²
Plot	300 m²
Volume	530 m³

LAYOUT

Rooms	6, of which 4 bedrooms
Bathrooms	3
Kitchens	2
Terraces	Garden, roof terrace, apt. terrace

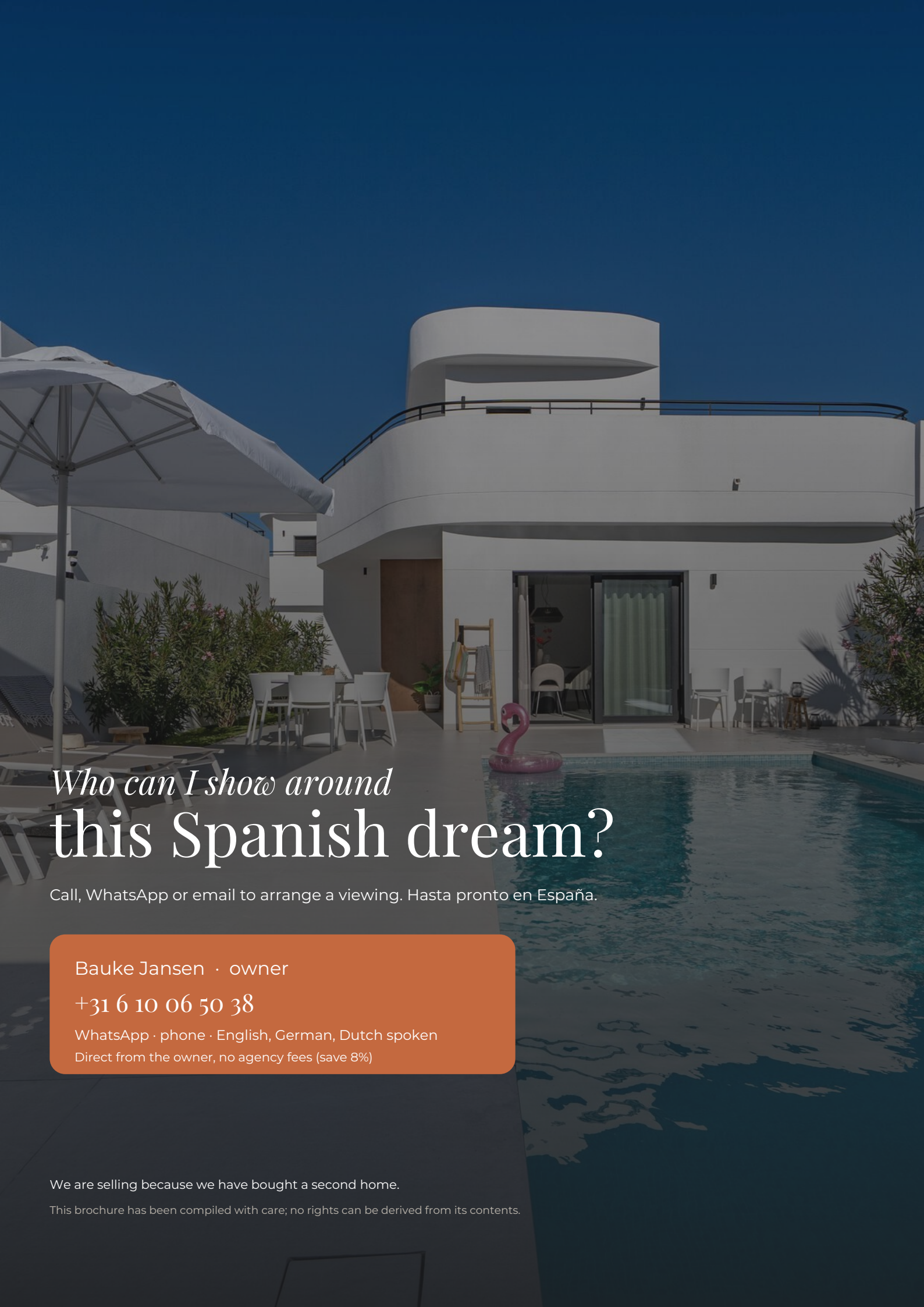
SYSTEMS & COMFORT

Heating	Air-con + electric
Hot water	Electric boiler
Pool	Heated (heat pump)
Internet	Fibre
Security	Alarm, roller shutters
Parking	Driveway, electric gate, EV charger

LOCATION

Location	Quesada, Rojales (Alicante)
Golf	La Marquesa, 500 m
Beach	15 min
Airport	Alicante, 30 min
Orientation	South
Street	Quiet road
Parking	Plenty of space around the house



A modern, white, curved building with a swimming pool and outdoor seating. The building has a unique, rounded design with a balcony on the upper floor. The pool is in the foreground, and there are white chairs and tables around it. A large white umbrella is on the left. The sky is clear blue.

Who can I show around this Spanish dream?

Call, WhatsApp or email to arrange a viewing. Hasta pronto en España.

Bauke Jansen · owner

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WhatsApp · phone · English, German, Dutch spoken

Direct from the owner, no agency fees (save 8%)

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