



**Property type :** Villa

**Location :** Dolores

**Bedrooms :** 3

**Bathrooms :** 2

**Pool :** Private

**Garden :** Private

**Parking :** Yes

**House area :** 183 m<sup>2</sup>

**Plot area :** 256 m<sup>2</sup>

✓ Roof Terrace

✓ Laundry

Modern New Build Villas in Dolores, Alicante – Contemporary Living in the Heart of the Vega Baja – 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. – Situated 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. – Elegant Modern Villas with Private Pool – 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. – 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. – Quality Finishes and Modern Comfort – Built with high-quality materials and contemporary design, these villas come fully equipped for year-round living. Main features include: – Exterior carpentry with thermal bridge break – Motorized blinds – Hot water system powered by aerothermal energy – Ducted air conditioning fully installed – Private swimming pool – Private parking and landscaped garden – The interiors combine elegance and functionality, maximizing natural light and offering an exceptional living environment with a strong connection between indoor and outdoor spaces. – Prime Location Close to Everything – Dolores enjoys a strategic location, providing a balance between tranquility and accessibility. – Key distances: – Beaches of La Marina and Guardamar del Segura: 12 km – Alicante Airport (Elche-El Altet): 30 km (25 minutes by car) – Murcia-Corvera Airport: 70 km (1 hour by car) – Golf Courses: 15 km – Alicante city: 40 km – Live the Mediterranean Lifestyle in Dolores – 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. – Contact us today to arrange a viewing and make your dream home in Dolores a reality. –

