



**Property type :** Detached Villa

**Location :** Dolores

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** private

**Garden :** Private

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

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

☒ Pre-air conditioning

☒ Solarium

☒ Utility room

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. ☒