















## 3 bedroom Villa for sale in Baños y Mendigo, Murcia

865,000€

3 plots of 1000m2 available at this moment, with approved building permit, to build this exclusive house. (update 5 July 2023) We at J&B Invest / Spain are proud to present to you this unique villa in Altaona Golf and Country Village, close to Corvera and Murcia and only 25 minutes from the coast of the Costa Calida. TOP architecture! 'Water and light' are central to the design of this villa, which was named AGUA by the architect. 'A place where everything flows' The pool has a truly fantastic waterfall of 3 meters high, you also have the impression that the pool continues into the patio, although there is a wall in between. In the center of your villa is a spacious patio where you can sit and enjoy the sun, surrounded by greenery and water. The terrace provides extra light in the living room and feels very comfortable and luxurious. This luxury villa is of course built and finished with the very best materials available, all of Spanish top quality. The main hallway overlooks the amazing oasis with the outdoor seating area surrounded by water. On the left you have access to one of the 2 bedrooms with bathroom on the ground floor. There is also a guest toilet. On the right side you enter the 64 m2 living, dining room with open kitchen. From the kitchen there is also access to the covered terrace with views of the pool, garden and golf course. Everything is very clear as large glass windows in almost every direction. From the kitchen you walk across the pool to the second bedroom on the ground floor en-suite, which also has a covered terrace. Of course there is also an exit to the fantastic seating arrangement – oasis. From the living room there is also a staircase to the first floor. The first floor consists of 2 en-suite bedrooms on either side of the house, separated by a hallway from which you have a great view, towards the pool, garden and golf course – but also to the oasis in the patio with the fantastic seating. This floor has a fantastic terrace of 56 m2 – so here you have the sun from all directions. The modern kitchen is white and fully equipped with Bosch kitchen appliances. The designer bathrooms have exclusive furniture, hanging toilets, underfloor heating and built-in LED lighting in the large mirror. The villa is equipped with modern home automation with which you can control the lighting, alarm, awnings, air conditioning, heating and any other automation from your tablet. The beautiful and large garden is equipped with lighting and an irrigation system. There are several outdoor areas, both open and covered. The car park is accessible through an

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|---|--|---|
|  3 bedrooms       |  3 bathrooms  |  1,000m <sup>2</sup> Plot size |
|  Swimming Pool    |  24h security |  air conditioning              |
|  aluminum windows |  balcony      |  barbecue area                 |
|  frontline golf   |  furnished    |  garden                        |
|  gated complex    |  golf         |   |



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