

## 3 bedroom Villa for sale in San Javier, Murcia

289,000€







NEW BUILD VILLAS WITH 3 BEDROOMS, 2 BATHROOMS, PRIVATE POOL, SOLARIUM AND PARKING IN SAN JAVIER, MURCIA

These exclusive villas combine modern architecture, high-quality finishes and a perfect location on the Costa Cálida. Situated just 3.5 km from the coast and surrounded by essential amenities, these homes offer the ultimate comfort and luxury for a relaxing lifestyle.

This project comprises three villas, each with 3 bedrooms, 2 bathrooms and will be located on plots ranging from 164.53 m<sup>2</sup> to 178.34 m<sup>2</sup> and will have a built area of 85.45 m<sup>2</sup>. The villas will feature a spacious living area of 28.43 m<sup>2</sup>, which will flow seamlessly into a modern open plan kitchen. The kitchen will be fully equipped with high-end appliances including a fridge, hob, oven, column microwave, extractor hood and integrated dishwasher. The white kitchen cabinets with Calacatta worktops and undermount sink create a sleek and timeless look. LED strips under the wall units provide functional and atmospheric lighting. Sliding windows in the living room will provide plenty of natural light and direct access to the outdoor area.

The villas have three comfortable bedrooms, each with fully fitted wardrobes with revolving doors. The master bedroom of 12.26 m<sup>2</sup> has an en-suite bathroom of 3.97 m<sup>2</sup>, while the other two bedrooms of respectively 10.06 m<sup>2</sup> and 8.73 m<sup>2</sup> share a bathroom. Thanks to the large windows with sliding and turn/tilt mechanisms, the rooms enjoy sufficient light and ventilation. TV and telephone connections are present in both the living room and the bedrooms. The bathrooms are equipped with modern sanitary ware and chrome mixer taps. Each bathroom has a stylish bathroom cabinet with mirror and lighting above the washbasin. Shower panels with frosted or transparent glass offer a luxurious look. For optimum comfort, the villas are equipped with a hot water system using atherothermal technology and a pre-installation for air conditioning via ducts.

The villas are designed to enjoy the outdoor space to the fullest. Each home has a private pool of 15 m<sup>2</sup> with an integrated waterfall and a fully finished solarium of 76.70 m<sup>2</sup>. The solarium will be equipped with a summer kitchen

- |  |   |   |
|--|---|---|
|  3 bedrooms                  |  2 bathrooms |  85m <sup>2</sup> Build size |
|  164m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Intercom  |
| <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Solarium  | <input checked="" type="checkbox"/> Private pool  |
| <input checked="" type="checkbox"/> Preinstalation Airconditioning   | <input checked="" type="checkbox"/> White goods   | <input checked="" type="checkbox"/> TV and telephone connections  |
| <input checked="" type="checkbox"/> Built-in/lined wardrobes   | <input checked="" type="checkbox"/> Showerscreen in bathroom                                    |   |