





3 bedroom Villa for sale in Los Alcazares, Murcia

404,500€



THE PLACE OF ETERNAL SUN AND MEDITERRANEAN ESSENCE This exclusive development with Mediterranean architecture intertwines with contemporary design to create a unique and timeless space. The homes, with their elegant volumes and facades of white monocapa, porcelain, and natural stone, evoke the essence of the Mediterranean in every detail. The meaning of the name OLTREMARE comes from Italian and means: "BEYOND THE SEA". The villas comprise of 2 storeys plus the solarium. This solarium is designed to be YOUR PRIVATE OASIS WITH ENDLESS VIEWS. At the highest part of the residence, the solarium becomes a unique space for enjoyment. The infinity jacuzzi (optional), with uninterrupted views towards the horizon, invites relaxation while the covered kitchen with a fireplace (optional) creates the perfect ambiance for sharing unforgettable sunsets. A place designed for living special moments, surrounded by comfort and carefully thought-out details. Big open spaces, modern architecture, interior and exterior integrated, offering a great environment to enjoy with the family. Discover more requesting our brochure to appreciate qualities and finishings, with everything taken into consideration. Specifications: **QUALITY REPORT 1. FOUNDATION AND STRUCTURE** ÿ Geotechnical study of the terrain, by a specialized and approved laboratory. ÿ Mixed structure of reinforced concrete with metal elements according to current regulations of the Structural Code and in accordance with the recommendations of the geotechnical study. **2. ROOFS** ÿ Inverted flat roof, walkable on terraces, with a finish in non-slip porcelain stoneware suitable for outdoors, thermal insulation on habitable areas, double-layer waterproofing for slope formation and vapour barrier. ÿ Non-walkable inverted flat roof with thermal insulation and waterproofing with heavy gravel as a finish as a protective layer. **3. FACADES AND ENCLOSURES** ÿ Exterior enclosure with brick sheet and porcelain stoneware cladding combined with single-layer cladding, depending on the area, thermal insulation and brick factory sheet inside (Capuchina System). ÿ Separation between homes by two brick factory sheets with Thermal-acoustic insulation using XPS panels. ÿ Interior enclosure of the homes made up of a double system of 7 cm thick laminated plasterboard with intermediate thermal-acoustic insulation using mineral wool. **4. FALSE CEILINGS AND PAINTING** ÿ Decorative vertical walls covered with laminated board or technical wood finished

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|  3 bedrooms |  3 bathrooms |  178m ² Build size |
|  240m ² Plot size | <input checked="" type="checkbox"/> Swimming Pool | <input checked="" type="checkbox"/> Distance from Golf, Front Line Golf |
| <input checked="" type="checkbox"/> Distance from the Beach, walking distance | <input checked="" type="checkbox"/> Garage | <input checked="" type="checkbox"/> Private Garden |
| <input checked="" type="checkbox"/> Distance from the Airport, 15 min to Murcia Corvera Airport and 50 min to Alicante Airport | <input checked="" type="checkbox"/> Distance from Services, walking distance to Town Center | <input checked="" type="checkbox"/> Private (optional) Pool |
| | <input checked="" type="checkbox"/> Basement | <input checked="" type="checkbox"/> Terrace |
| | <input checked="" type="checkbox"/> Air Conditioner Pre-Instalation | <input checked="" type="checkbox"/> Golf and beach |