

## 4 bedroom Villa for sale in Cartagena, Murcia

995,000€

Discover this exceptional luxury villa located in the prestigious area of Cala Flores, Cabo de Palos, Murcia. With a privileged location offering stunning views of the Mediterranean Sea, this property perfectly combines Mediterranean charm with modern amenities, creating an ideal home for those seeking tranquility, exclusivity and comfort.















The villa boasts a south-facing plot of 700 m<sup>2</sup>, surrounded by a perfectly maintained garden that guarantees privacy and serenity. The property is spread over two floors, offering a spacious and functional layout. On the ground floor, there are three bedrooms, one of them en-suite, along with a spacious living room with high ceilings, pellet stove and air conditioning to ensure maximum comfort all year round. The kitchen, fully equipped with modern appliances, is complemented by a separate laundry room.

On the first floor, there is a private guest apartment, which includes a bedroom with a dressing room and a separate bathroom. From this space, you can enjoy spectacular sea views, providing an exclusive retreat for guests.

The villa offers a private kidney-shaped swimming pool surrounded by artificial grass, an outdoor shower and a poolside barbecue area, ideal for enjoying the Mediterranean climate. Front and rear terraces create different outdoor environments, while the covered terrace with sun protection is perfect for relaxing at any time of the day.

The property features a 45 m<sup>2</sup> garage with electric door, plus a carport with capacity for 3-4 vehicles. The windows have been recently renovated, and the villa is fully fenced to offer greater privacy and security. Ceiling fans, air conditioning, and hot water supply via two independent boilers ensure maximum comfort.

Located just a few minutes from Cala Flores beach and Cabo de Palos harbour, this villa offers immediate access to the best beaches, seafood restaurants and the lively marina. The area is known for its peaceful atmosphere, natural

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|  4 bedrooms      |  3 bathrooms |  700m <sup>2</sup> Plot size |
|  Swimming Pool   |  Garden      |  Garage                      |
|  Storage room    |  Laundry     |  Terrace                     |
|  Heating         |  porch       |  BBQ                         |
|  Air conditioner |  00 Turnkey  |   |