

## 3 bedroom Villa for sale in Murcia, Murcia

435,900€



Montemar is an exclusive residential community located in the prestigious Altaona Golf complex, just 15 minutes by car from the center of Murcia and 20 minutes from the beautiful Mediterranean beaches. This enclave offers the perfect combination of tranquility, security, and the convenience of being close to all essential services.





Surrounded by nature and mountains, Montemar is the ideal place for those seeking quality of life, fresh air, and open spaces. With an 18-hole golf course at your disposal, residents can enjoy a safe and relaxed environment.

### Features of Montemar's First Phase:

Plots starting from 300 m<sup>2</sup>. Villas with 2, 3, and 4 bedrooms on the ground floor. 2 full bathrooms. Private pool of approximately 20 m<sup>2</sup>, with chlorine purification system. Cobblestone interior streets with lighting according to project design. Aerothermal system for sanitary hot water. Included kitchen appliances (TEKA brand or similar): fridge-freezer, dishwasher, extractor hood, induction hob, oven, microwave, and washing machine. LED lighting pack in living-dining room, kitchen, bedrooms, and bathrooms. Underfloor heating in bathrooms.

### Prime Location:

Just 15 minutes from Murcia city center and 15 minutes from Murcia Airport. 20 minutes from Cartagena and 1 hour from Alicante Airport. Close to hospitals such as La Arrixaca (10 minutes) and prestigious international schools like El Limonar International School and King's College (10 minutes). 15 minutes from the Mar Menor and 20 minutes from the Mediterranean beaches of San Pedro del Pinatar.

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|--|---|--|
|  3 bedrooms                  |  2 bathrooms |  123m <sup>2</sup> Build size |
|  357m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Panoramic windows  |
| <input checked="" type="checkbox"/> internet   | <input checked="" type="checkbox"/> Electrical appliances included                              | <input checked="" type="checkbox"/> Built-in wardrobes   |
| <input checked="" type="checkbox"/> Parking space on plot with sliding gate                                    | <input checked="" type="checkbox"/> Indoor LED lighting   | <input checked="" type="checkbox"/> Underfloor heating   |
| <input checked="" type="checkbox"/> Aerothermal system   | <input checked="" type="checkbox"/> Pantry  | <input checked="" type="checkbox"/> Air conditioning pre-installation  |
| <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Fenced  | <input checked="" type="checkbox"/> Porch  |
|  | <input checked="" type="checkbox"/> Laundry   |  |



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