

## 3 sovrum Villa till salu i San Javier, Murcia

475.000€

NEW BUILD VILLAS WITH 3 BEDROOMS, 3 BATHROOMS AND PRIVATE POOL IN SAN JAVIER, COSTA CÁLIDA

Located in sunny San Javier, Murcia, these modern villas offer an exceptional combination of luxury and comfort. With three bedrooms, three bathrooms, an extra toilet, a private pool, a garden and a generous solarium, these homes are designed for a sophisticated lifestyle.

The living areas of these villas are stylishly finished and open onto a modern kitchen. The kitchens are fitted with high-gloss lacquered units and white worktops. They include a stainless steel sink, ROCA® mixer taps, and integrated appliances such as a multifunction oven, microwave, induction hob, and extractor fan. In addition, all the main kitchen appliances from TEKA® are included, including a refrigerator, dishwasher, washing machine and dryer.

















The three bedrooms have fitted wardrobes with textile finishes, including drawers, shelves and clothes rails. The bathrooms are luxuriously finished with white ROCA® porcelain, extra flat shower trays, glass partitions and water-saving taps. LED lighting in the ceilings and high-quality materials ensure an elegant appearance.

Each villa has a spacious garden with a programmable irrigation system, decorative gravel and paved areas. The terraces are equipped with water connections, and the solarium offers extra comfort with lighting and electrical sockets, ideal for relaxation and outdoor living. The solarium is flat and walkable, with a focus on thermal insulation and waterproofing. The private pool is carefully integrated into the design of the garden and offers a perfect place for relaxation. The plot is enclosed by a stone wall and metal elements, including a motorized sliding gate for vehicles.

These villas are equipped with a video intercom system and modern outdoor lighting of the DOPO CUB type.

The villas have a high-quality hot water system using solar panels and a 120-litre accumulator, or the energy-efficient "Aerotemia News Evo 110" model by Ariton®. In addition, air conditioning via a General® heat pump system and air ducts (except in the bathrooms) ensure optimum comfort in all seasons.

The villas are ideally located in San Javier, Murcia, with excellent connections to a range of amenities. Murcia Airport (Murcia International Airport) is just a 22 minute drive away (20.4 km), providing easy access to international travel.

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|  3 sovrum                      |  3 badrum                 |  129m <sup>2</sup> Bygg storlek |
|  201m <sup>2</sup> Tomtstorlek |  Simbassäng               |  Air conditioning               |
|  Garden                        |  Intercom                 |  Terrace                        |
|  Solarium                      |  Private pool             |  White goods                    |
|  TV and telephone connections  |  Built-in/lined wardrobes |  Electric shutters              |
|  Showerscreen in bathroom      |  |  |