

## 2 Schlafzimmer Villa zu verkaufen in Puerto de Mazarron, Murcia

**265.000€**



Newly built homes just 200 metres from the beach in Puerto de Mazarrón&#13;&#13;Exclusive coastal living on the Costa Cálida&#13;We present a new residential development of modern homes in Puerto de Mazarrón, located just 200 metres from the beautiful Playa Negra beach. Situated in one of the most sought-after coastal areas in the Murcia region, this project offers an exceptional opportunity to enjoy Mediterranean living close to the sea, essential amenities and the natural environment.&#13;&#13;Puerto de Mazarrón is known for its stunning beaches, crystal-clear waters, charming marina and relaxed atmosphere. With excellent amenities, outdoor leisure options and a warm climate all year round, it is an ideal destination for both living and holidaying.&#13;&#13;Modern design and functional layouts&#13;This exclusive development consists of only 10 homes, of which 2 semi-detached houses are still available, each with 2 bedrooms and 2 bathrooms. The house, distributed over 2 floors, has a living room-kitchen on the ground floor, along with a bedroom and a bathroom, with access to the private terrace with parking area and the possibility of installing a private swimming pool at an extra cost. Stairs lead to the upper floor where the master bedroom with ensuite bathroom is located, with access to a 16 m2 open terrace where you can sunbathe and enjoy wonderful sea views.&#13;&#13;The homes are designed to make the most of natural light, with open-plan spaces, large windows and top-quality finishes.&#13;&#13;&#13;High-quality specifications&#13;Each property includes:&#13;Reinforced entrance door.&#13;Pre-installation for ducted air conditioning.&#13;Bathrooms with shower screens.&#13;Hot water by aerothermal energy.&#13;Electric shutters in bedrooms.&#13;Aluminium exterior carpentry with thermal break and double glazing.&#13;&#13;This residential community offers a safe, family-friendly and established environment, within walking distance of supermarkets, schools, medical services, parks and the beach.&#13;&#13;Prime location in Puerto de Mazarrón&#13;Distances to key points of interest&#13;Playa Negra 0.2 km&#13;Mazarrón marina 2 km&#13;Mazarrón Park shopping centre 5 km&#13;Cartagena 35 km&#13;Murcia city 70 km&#13;Murcia Corvera Airport 45 km&#13;Camposol and Hacienda del Álamo golf courses 25-35 km&#13;&#13;Enjoy water sports, hiking and cycling in the nearby Sierra de las Moragas mountains and discover the

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|  2 Schlafzimmer                     |  2 Badezimmer       |  62m <sup>2</sup> Baugröße       |
|  102m <sup>2</sup> Grundstücksgröße |  Garden             |  Gated                           |
|  Number of Parking Spaces: 1        |  Views: Sea         |  Near Schools                    |
|  Near Commercial Center             |  Near Bus Route     |  Location: Coastal, Urbanisation |
|  Air Conditioning: Pre-Installed    |  Double Bedrooms: 2 |  Useable Build Space: 48 Msq.    |
|  Terrace: 79 Msq.                   |  Parking - Space    |  Beach: 180 Meters               |