

## 3 chambre Villa à vendre dans San Javier, Murcia

299.900€
























**Exclusive New Construction Villas in San Javier, Murcia**  
**Modern Living with Private Pools and Premium Features**  
 This exclusive new construction project offers only three independent villas, each designed with contemporary aesthetics and featuring private swimming pools with cascading waterfalls. Situated in San Javier, Murcia, these single-story homes provide three spacious bedrooms, two modern bathrooms, a private solarium, and parking on the plot. The open-plan layout integrates a fully furnished kitchen and a bright living-dining area, creating a seamless and stylish living environment.

**Prime Location in San Javier**  
 Located in the vibrant town of San Javier, these villas are surrounded by a wealth of amenities, including shops, restaurants, and sports facilities. The stunning beaches of the Mar Menor are just 4 km away, perfect for relaxing by the calm, warm waters, while the Mediterranean coastline is only a 10-minute drive. Golf enthusiasts will appreciate the proximity to several renowned golf courses, such as Roda Golf and Mar Menor Golf, within a 10 km radius.

**Features Designed for Modern Comfort**  
 Each villa is constructed to the highest standards, ensuring comfort and energy efficiency. Key features include:  
 Anthracite PVC exterior carpentry with thermal break and double-glazed windows for optimal solar protection.  
 Fully equipped kitchens with integrated appliances, including a refrigerator, oven, microwave, cooktop, extractor hood, and dishwasher.  
 Air conditioning pre-installation via ductwork.  
 Aerothermal hot water system for eco-friendly living.  
 High-security armored entrance doors and automated vehicle gates with video intercom.  
 Outdoor solarium with a summer kitchen, perfect for entertaining.

**Accessibility to Key Points of Interest**  
 San Javier boasts excellent connectivity, making it an ideal choice for year-round living or as a holiday home.  
 Murcia-Corvera Airport: 30 km  
 Alicante Airport: 75 km  
 Zenia Boulevard Shopping Center: 30 km  
 Los Alcázares Marina: 7 km  
 Golf Courses: Various within 10 km

**Your Dream Home Awaits**  
 Enjoy the perfect blend of modern design, premium features, and a prime location in San Javier. Don't miss the opportunity to own one of these limited-edition villas and experience the best of Mediterranean living. Contact us today for more information or to schedule a viewing.

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|  3 chambres                              |  2 salles de bains                |  85m <sup>2</sup> Taille de construction |
|  169m <sup>2</sup> Taille de la parcelle |  Piscine                          |  garden                                  |
|  Gated                                   |  Terrace: 77 Msq.                 |  Private pool                            |
|  Location: Coastal                       |  Useable Build Space: 80 Msq.     |  Air Conditioning: Pre-Installed         |
|  Double Bedrooms: 3                      |  Near Commercial Center           |  Near Schools                            |
|  Near Trees                              |  Near Golf / Golf Resort Property |  Beach: 3500 Meters                      |
|  Number of Parking Spaces: 1             |  Parking - Space                  |  Solarium: Yes                           |



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