



## 3 chambre Appartement à vendre dans Los Guardianes, Murcia

305.900€



In the heart of the Costa Cálida, surrounded by nature, sports facilities and quality services, this exclusive new-build residential complex has been created. The complex offers three types of housing—bungalows, villas and apartments—all designed in a contemporary style and conceived for comfort, energy efficiency and outdoor enjoyment. The development is part of a leading resort with a golf course designed by Jack Nicklaus, multiple sports areas, swimming pools and restaurants, just 15 minutes from the unspoilt beaches of Mazarrón.

**OUTDOOR AREAS** Each type of property has been designed with generous outdoor areas: Ground floor bungalows: private gardens ideal for enjoying with the family, with direct access to the communal areas. First floor bungalows: spacious private solariums with unobstructed views. Detached villas: large south-facing terraces, private pool, garden, summer kitchen and solarium. Apartments: terraces with outdoor kitchen on all floors, gardens on the ground floor and solarium on the top floor. All homes have a private outdoor parking space and some models include storage space and charging points for electric vehicles.

**INDOOR AREAS** All three types of property share a modern open-plan layout, with a living-dining room connected to a fully furnished kitchen equipped with built-in appliances (oven, microwave, induction hob, refrigerator, dishwasher and extractor hood). Bungalows: 2 or 3 bedrooms and 2 full bathrooms, ideal as a family home or holiday investment. Villas: available with 2, 3 or 4 bedrooms and up to 3 bathrooms, with premium finishes and details such as underfloor heating in the bathrooms, LED lighting inside and outside, fitted wardrobes and summer kitchen. Apartments: ground floors with 3 bedrooms and 2 bathrooms; other floors with 2 bedrooms and 2 bathrooms, all with functional design, good orientation and excellent use of natural light. Air conditioning is guaranteed thanks to the pre-installation of ducted air conditioning, and the homes have security doors, quality enclosures and modern finishes.

**COMMON AREAS** The residential complex offers a comfortable and complete lifestyle thanks to its multiple communal swimming pools (one of which is heated in the bungalow area), extensive gardens, footpaths and a safe environment. In addition, as it is part of the Condado de Alhama Golf Resort, residents have direct access to: an 18-hole golf course designed by Jack Nicklaus, a sports centre with paddle tennis courts, tennis courts, football pitches

- 3 chambres
- 230m<sup>2</sup> Taille de la parcelle
- Near Sea
- School
- Private parking: 1
- Community pool
- Airport distance: 41300m

- 2 salles de bains
- Piscine
- Green areas
- Built-in cabinets
- Hospital
- Community garden
- City views

- 92m<sup>2</sup> Taille de construction
- Sea distance: 30000m
- Kitchen: furnished+appliances
- Solarium
- Floor: 2
- Community gym
- Golf