








## 3 slaapkamer Villa Te koop in Los Alcazares, Murcia

320.000€



there are another 3 versions of the property, they have: V.1: 3 bedrooms, 3 bathrooms, 145m<sup>2</sup> plot, 133m<sup>2</sup> built, 34m<sup>2</sup> terrace + summer kitchen, 52m<sup>2</sup> solarium, 16m<sup>2</sup> garage, 11m<sup>2</sup> pool for 320k€. V.2: bedrooms, 3 bathrooms, 146m<sup>2</sup> plot, 135 built, 34m<sup>2</sup> terrace + summer kitchen, 52m<sup>2</sup> solarium, 16m<sup>2</sup> garage, 11m<sup>2</sup> pool for 325k€. V.3: bedrooms, 3 bathrooms, 155m<sup>2</sup> plot, 139 built, 34m<sup>2</sup> terrace + summer kitchen, 52m<sup>2</sup> solarium, 16m<sup>2</sup> garage, 11m<sup>2</sup> pool for 350k€

The building features a reinforced concrete foundation and structure, complying with the applicable building regulations. The façade is constructed with an external partition wall consisting of ceramic blocks and plasterboard cladding, providing thermal and acoustic insulation. Interior partition walls are made of plasterboard. The façade is finished with a combination of plastered single-layer mortar and ceramic tiles, creating an appealing aesthetic. The flat roof is insulated and waterproofed with asphalt fabric, covered with ceramic tiles. An external solid metal staircase provides access. First-quality ceramic tiles are used for the interior flooring, while the ground floor garden features anti-slip ceramic tiles and a green area as per the plan. Bathrooms and the kitchen are tiled with first-quality ceramic tiles and painted with acrylic paint. The building's exterior carpentry includes PVC frames with hermetically sealed sliding doors and thermal aluminium shutters on the windows. Double laminated glazing with thermal break enhances energy efficiency. The garden doors are made of thermo-lacquered metal profiles and panelled with aluminium slats. The reinforced entrance door has a PVC exterior panel and a smooth white interior panel. Internal doors are white lacquered wood, and all bedrooms have wardrobes with white lacquered doors, drawers, shelves, and hangers. The plumbing system includes hot and cold water installations with PPR pipes. High-quality porcelain sanitary ware is installed, accompanied by modern furniture with porcelain vanity units and mirrors. The bathrooms feature built-in shower columns with shower heads, anti-slip shower trays with concealed drains, and transparent shower screens. An aerothermal boiler with a capacity of 110 litres provides domestic hot water. The electrical installation includes a general protection panel, TV points in every room, pre-installation for fibre optics, and a telephone box. LED spotlights illuminate the kitchen, living room, corridor, bathrooms, garden wall, and solarium. There is pre installation

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|  3 slaapkamers                    |  3 badkamers |  136m <sup>2</sup> Bouwgrootte |
|  147m <sup>2</sup> Perceelgrootte |  Solarium    |  Garage                        |
|  Swimming Pool                    |                                                                                                 |                                                                                                                     |