

## 2 bedroom Villa for sale in Baños y Mendigo, Murcia

345,900€



These stunning villas on the gated secure Altaona Golf Resort come in 2 villa types. The Arin with 2 bedrooms and 2 bathrooms and the Nara with 3 bedrooms and 3 bathrooms, All come with ducted air conditioning, underfloor heating in the lounge and bathrooms, white goods and private swimming pool.

### Energy Certificate


- The properties have Energy Certificate Rating A.

### Roof

- Flat roofs, non-transitable, are waterproofed with two layers of 4 kg asphalt membrane each, combined with polyester fiber.
- They are divided into two areas: one of them allows for the installation of solar panels, while the other will have low-maintenance green areas. This includes a non-expansive soil layer and native vegetation.
- Rainwater is collected from the roof using drainage gutters.
- The foundation has been built by improving the ground through excavation and subsequent laying of selected soil, under the guidance and instructions of geologists.

### Foundation and Structure

- The foundation will be made of reinforced concrete slab, in compliance with specific regulations from the Technical Council, Additionally, we will adhere to applicable Technological Standards, anti-seismic norms, and protection against Radon gas.
- The entire building structure is made of reinforced concrete, constructed using the SISMO construction system, guaranteed for 10 years. This system consists of a three-dimensional mesh of galvanized steel rods and thermal and

 2 bedrooms	 2 bathrooms	 116m <sup>2</sup> Build size
 439m <sup>2</sup> Plot size	 Swimming Pool	 Air Con
 Fitted Wardrobes	 Furnished - No	 Garden
 Gated Community	 Golf Resort	 Good Motorway Access
 Mains Electric	 Mains Water	 Near Amenities
 Near Schools	 Parking - Off Road	 Pool - Private
 Security	 Sports/Play Facilities	 Terrace
 Underfloor Heating	 White Goods	 Window Shutters/Blinds



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