

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

349,000€



### NEW BUILD VILLAS IN ALTAONA GOLF RESORT, MURCIA

New Build residential of beautiful villas in Altaona Golf resort, Murcia.

New Build villas with open plan kitchen, 2 bedrooms, 2 bathrooms, guest toilet, terrace, private garden with pool and parking space..

#### Features:

- The properties have Energy Certificate Rating A.
- Ducted air conditioning installation with heat pump. Throughout the house except for bathrooms.
- Electric underfloor heating in the living room and bathrooms with individual thermostat per zone.
- Air renewal system in the kitchen, bathrooms, laundry room, and guest toilet.
- Kitchen Includes extractor hood and electric induction hob with 3 cooking points.
- Includes LED lighting in the living room, hallway, and exterior. The rest of the rooms are prepared for the future owner to install their lighting.
- USB sockets in all bedrooms.
- Electronic intercom for access from the exterior to the interior path. Doorbell at the property entrance.
- Home automation system with two smart switches.
- Private landscaped garden with drip irrigation system and the pool.
- Exterior fencing of the urbanisation.
- Vehicle access gates to the urbanisation: Metal sliding gate with remote opening system

 2 bedrooms	 2 bathrooms	 115m <sup>2</sup> Build size
 497m <sup>2</sup> Plot size	 Garden	 Private pool
 Gated	 Number of Parking Spaces: 1	 Near Schools
 Near Commercial Center	 Near Golf / Golf Resort Property	 Double Bedrooms: 2
 Air Conditioning: Yes	 Beach: 25000 Meters	 WC: 1
 Location: Urbanisation	 Useable Build Space: 92 Msq.	 Terrace: 39 Msq.