

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

399,000€



### 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
- 📏 438m<sup>2</sup> Plot size
- 🌳 Garden
- 🚗 Number of Parking Spaces: 1
- 🎓 Near Schools
- 🏠 Useable Build Space: 92 Msq.
- 🚽 WC: 1

- 🚿 2 bathrooms
- ✅ Swimming Pool
- ✅ Gated
- ✅ Beach: 25000 Meters
- ✅ Near Commercial Center
- ✅ Air Conditioning: Yes

- 🏠 115m<sup>2</sup> Build size
- ✅ Private Pool
- ✅ Terrace: 39 Msq.
- ✅ Near Golf / Golf Resort Property
- ✅ Location: Urbanisation
- ✅ Double Bedrooms: 2