

## 3 bedroom Villa for sale in San Javier, Murcia

291,000€







**Exclusive New Construction Villas in San Javier, Murcia**  
**Modern Living with Private Pools and Premium Features**  
 This exclusive new construction project offers only three independent villas, each designed with contemporary aesthetics and featuring private swimming pools with cascading waterfalls. Situated in San Javier, Murcia, these single-story homes provide three spacious bedrooms, two modern bathrooms, a private solarium, and parking on the plot. The open-plan layout integrates a fully furnished kitchen and a bright living-dining area, creating a seamless and stylish living environment.

**Prime Location in San Javier**  
 Located in the vibrant town of San Javier, these villas are surrounded by a wealth of amenities, including shops, restaurants, and sports facilities. The stunning beaches of the Mar Menor are just 4 km away, perfect for relaxing by the calm, warm waters, while the Mediterranean coastline is only a 10-minute drive. Golf enthusiasts will appreciate the proximity to several renowned golf courses, such as Roda Golf and Mar Menor Golf, within a 10 km radius.

**Features Designed for Modern Comfort**  
 Each villa is constructed to the highest standards, ensuring comfort and energy efficiency. Key features include: Anthracite PVC exterior carpentry with thermal break and double-glazed windows for optimal solar protection. Fully equipped kitchens with integrated appliances, including a refrigerator, oven, microwave, cooktop, extractor hood, and dishwasher. Air conditioning pre-installation via ductwork. Aerothermal hot water system for eco-friendly living. High-security armored entrance doors and automated vehicle gates with video intercom. Outdoor solarium with a summer kitchen, perfect for entertaining.

**Accessibility to Key Points of Interest**  
 San Javier boasts excellent connectivity, making it an ideal choice for year-round living or as a holiday home.  
 Murcia-Corvera Airport: 30 km  
 Alicante Airport: 75 km  
 Zenia Boulevard Shopping Center: 30 km  
 Los Alcázares Marina: 7 km  
 Golf Courses: Various within 10 km

**Your Dream Home Awaits**  
 Enjoy the perfect blend of modern design, premium features, and a prime location in San Javier. Don't miss the opportunity to own one of these limited-edition villas and experience the best of Mediterranean living. Contact us today for more information or to schedule a viewing.

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|--|---|---|
|  3 bedrooms                  |  2 bathrooms |  85m <sup>2</sup> Build size |
|  158m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Useable Build Space: 80 Msq.  |
| <input checked="" type="checkbox"/> Location: Coastal  | <input checked="" type="checkbox"/> Near Commercial Center                                      | <input checked="" type="checkbox"/> Near Schools  |
| <input checked="" type="checkbox"/> Near Trees   | <input checked="" type="checkbox"/> Near Golf / Golf Resort Property                            | <input checked="" type="checkbox"/> Beach: 3500 Meters  |
| <input checked="" type="checkbox"/> Solarium: Yes  | <input checked="" type="checkbox"/> Terrace: 76 Msq.  | <input checked="" type="checkbox"/> Gated   |
| <input checked="" type="checkbox"/> garden   | <input checked="" type="checkbox"/> Private pool  | <input checked="" type="checkbox"/> Air Conditioning: Pre-Installed   |
| <input checked="" type="checkbox"/> Double Bedrooms: 3   |   |   |



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