



## 3 bedroom Villa for sale in San Pedro del Pinatar, Murcia

445,000€

Key Ready New Build Villa with Private Pool Just 500m from Beach in San Pedro del Pinatar

Exclusive New Build in Prime Costa Cálida Location

Discover this exceptional new build villa in San Pedro del Pinatar, just 500 metres from the sandy shores of Villanaitos Beach. This key ready property offers a perfect blend of modern design, luxury finishes, and unbeatable location on Spain's sought-after Costa Cálida. Whether you're looking for a holiday home, a year-round residence, or a high-return investment, this villa delivers on all fronts.

Spacious Layout with Modern Elegance

Set on a 240 m<sup>2</sup> plot, this villa offers a constructed area of 145 m<sup>2</sup> distributed across two levels. It includes:

Three spacious bedrooms, one of which is on the ground floor with an en-suite bathroom

Two full bathrooms with walk-in showers and premium materials

One guest toilet on the ground floor























Open-plan kitchen with high-end Bosch appliances

Large and bright living room with direct views to the pool terrace

Four terraces ideal for outdoor living and entertaining

Each space is designed for comfort, elegance, and functionality, with excellent insulation and ducted air conditioning for year-round climate control.

### Private Pool and Outdoor Living

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|--|---|--|
|  3 bedrooms                  |  2 bathrooms                   |  145m <sup>2</sup> Build size |
|  240m <sup>2</sup> Plot size |  Swimming Pool                 |  Private Pool                 |
|  Garden                      |  Key ready                     |  Near bus route               |
|  gated                       |  Number of Parking Spaces: 1   |  Near Schools                 |
|  Double Bedrooms: 3          |  Near Commercial Center        |  Location: Coastal            |
|  Air Conditioning: Yes       |  Useable Build Space: 120 Msq. |  Beach: 500 Meters            |
|  WC: 1                       |  Parking - Space               |  Terrace: 48 Msq.             |
|  A                           |   |  |