

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

299,900€



**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.

- |                             |                                  |                                 |
|-----------------------------|----------------------------------|---------------------------------|
| 3 bedrooms                  | 2 bathrooms                      | 85m <sup>2</sup> Build size     |
| 169m <sup>2</sup> Plot size | Swimming Pool                    | garden                          |
| Gated                       | Terrace: 77 Msq.                 | Private pool                    |
| Location: Coastal           | Useable Build Space: 80 Msq.     | Air Conditioning: Pre-Installed |
| Double Bedrooms: 3          | Near Commercial Center           | Near Schools                    |
| Near Trees                  | Near Golf / Golf Resort Property | Beach: 3500 Meters              |
| Number of Parking Spaces: 1 | Parking - Space                  | Solarium: Yes                   |



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