

## 2 bedroom Apartment for sale in Los Guardianes, Murcia

196,400€



In the heart of the Costa Cálida and surrounded by nature, sport and quality services, this exclusive new residential complex has been created in Condado de Alhama Golf Resort. The complex offers three types of homes - bungalows, villas and flats - all designed in a contemporary style and designed for comfort, energy efficiency and outdoor enjoyment. The development is integrated within a reference resort with a golf course designed by Jack Nicklaus, multiple sports areas, swimming pools and restaurants, just 15 minutes from the unspoilt beaches of Mazarrón.

**OUTDOOR AREAS** Each type of property has been designed with generous outdoor areas: Ground floor bungalows: private gardens ideal for families to enjoy, with direct access to the communal areas. Top floor bungalows: large private solariums with unobstructed views. Detached villas: large south-facing terraces, private swimming pool, garden, summer kitchen and solarium. Flats: terraces with outdoor kitchen on all floors, gardens on the ground floor and solarium on the top floor. All homes have private outdoor parking spaces and some models include a storage room and charging points for electric vehicles.

**INDOOR AREAS** The three types of homes share a modern open concept layout, with living-dining room connected to the fully fitted kitchen with integrated appliances (oven, microwave, induction hob, fridge, dishwasher and extractor hood). Bungalows: 2 or 3 bedrooms and 2 complete bathrooms, ideal as a family home or holiday investment. Villas: available with 2, 3 or 4 bedrooms and up to 3 bathrooms, with premium finishes and details such as underfloor heating throughout the years, interior and exterior LED lighting, fitted wardrobes and summer kitchen. Flats: ground floors with 3 bedrooms and 2 bathrooms; the other floors, with 2 bedrooms and 2 bathrooms, all with functional design, good orientation and excellent use of natural light. Air conditioning is guaranteed thanks to the pre-installation of ducted air conditioning, and the homes have security doors, quality enclosures and modern finishes.

**COMMON AREAS** The development offers a comfortable and complete lifestyle with multiple communal swimming pools (one of which is heated in the bungalow area), extensive landscaped gardens, pedestrian walkways and a secure environment. In addition, being integrated in Condado de Alhama Golf Resort, residents have direct access to Jack Nicklaus designed 18 hole golf course. Sports centre with paddle tennis

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|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
|  2 bedrooms |  2 bathrooms | <input checked="" type="checkbox"/> Swimming Pool            |
| <input checked="" type="checkbox"/> Sea distance: 30000m                                      | <input checked="" type="checkbox"/> Near Sea                                                    | <input checked="" type="checkbox"/> Green areas              |
| <input checked="" type="checkbox"/> School                                                    | <input checked="" type="checkbox"/> Built-in cabinets                                           | <input checked="" type="checkbox"/> Elevator                 |
| <input checked="" type="checkbox"/> Private parking: 1                                        | <input checked="" type="checkbox"/> Hospital                                                    | <input checked="" type="checkbox"/> Community pool           |
| <input checked="" type="checkbox"/> Community garden                                          | <input checked="" type="checkbox"/> Community gym                                               | <input checked="" type="checkbox"/> Airport distance: 41300m |
| <input checked="" type="checkbox"/> City views                                                | <input checked="" type="checkbox"/> Golf                                                        |                                                              |