

3 bedroom Villa for sale in Aguilas, Murcia

272,000€



This exclusive residential project offers a total of 105 homes designed to satisfy every need for comfort and style. The 2 and 3-bedroom homes come with spacious terraces, garage and storage room included in the price. Located just 300 metres from the beach and close to essential services, bars and restaurants, the development combines tranquillity and convenience, allowing you to enjoy life in Águilas without the need to use your car. This complex is designed for maximum enjoyment, both in its interiors and in its complete communal areas.

OUTDOOR AREA The building features contemporary architecture with ceramic brick finishes and cladding in contrasting tones. The walkable terraces are finished with non-slip stoneware, perfect for outdoor use, while the communal roofs are finished in gravel. This design ensures durability and aesthetics in harmony with the coastal environment.

INDOOR AREA Each home is designed to optimise natural light and functionality, with spacious rooms and high quality finishes. The internal walls are made of plasterboard partitions with acoustic and thermal insulation, guaranteeing privacy and comfort. The interior carpentry includes white lacquered doors and fitted wardrobes. The floors are covered with top quality ceramic tiles, and the terraces are tiled with non-slip stoneware, ideal for enjoying the outdoors. The homes are designed with a bioclimatic approach, prioritising energy saving and sustainability. The strategic orientation of the windows and the distribution of the spaces make the most of sunlight and natural ventilation. The aerothermal air conditioning system ensures energy efficiency and respect for the environment. This project not only offers a home, but a lifestyle in a privileged location.

COMMON AREA The complex stands out for its communal areas designed for relaxation and leisure. A large swimming pool becomes the focal point, surrounded by spaces to relax and enjoy the outdoors. In addition, residents will have access to a communal lounge, a versatile space for socialising or relaxing.

ÁGUILAS Águilas, a jewel on Spain's southeast coast, seduces with its golden beaches and crystal-clear Mediterranean waters. This charming spot combines history and relaxation in a stunning natural setting. Its historic sentinel, Castillo de San Juan, dominates the bay, while the hustle and bustle of the fishing port brings authenticity to local life. The lifestyle in Águilas exudes Mediterranean calm. Its inhabitants enjoy the delicious gastronomy based on

- | | | |
|---|---|--|
|  3 bedrooms |  2 bathrooms | ☒ Swimming Pool |
| ☒ Golf | ☒ Private garage: 1 | ☒ City views |
| ☒ Built-in cabinets | ☒ Community garage | ☒ Community pool |
| ☒ Hospital | ☒ Kitchen: furnished+appliances | ☒ Green areas |
| ☒ Elevator | ☒ Near Sea | ☒ Sea distance: 250m |
| ☒ Private parking: 1 | ☒ Community gym | ☒ School |
| ☒ Airport distance: 92000m | ☒ Community garden | |