

## 3 bedroom Villa for sale in Los Guardianes, Murcia

369,900€



Located in the exclusive area of Los Guardianes, this residential complex offers three independent homes that combine elegance and functionality. Each property is designed to provide a welcoming and modern environment, ideal for those seeking a home in a prime setting. Proximity to the airport, just 41 km away, facilitates travel, making these homes a perfect choice for both permanent residence and weekend getaways.

**OUTDOOR AREA** The exteriors of these independent homes are designed to fully enjoy the climate and surroundings. Each property features a private garden, perfect for relaxation or outdoor activities. Additionally, the terraces offer extra space to enjoy the views and fresh air. The presence of a solarium allows for maximum enjoyment of sunny days, while the private pool becomes the ideal place to cool off and enjoy the summer in the privacy of your home.

**INDOOR AREA** The interior of these independent homes is designed with attention to detail and high-quality materials. Porcelain tile floors add a touch of elegance and durability to each room. The homes feature three bedrooms and two bathrooms, offering a comfortable and functional space for the whole family. Built-in wardrobes provide efficient storage, while the pre-installation of air conditioning ensures comfort year-round. Electric shutters and included appliances complete a modern and well-equipped home.

**COMMON AREA** The common areas of this residential complex are designed to offer a complete and active living experience. Residents can enjoy a variety of sports facilities, including paddle and tennis courts, ideal for sports enthusiasts. A well-equipped community gym is available to maintain a healthy lifestyle. Additionally, the landscaped areas provide a green and tranquil environment, perfect for relaxing walks. The community pool is an ideal meeting place for socializing and enjoying the good weather.

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|-----------------------------|-------------------------------|------------------------------|
| 3 bedrooms                  | 2 bathrooms                   | 103m <sup>2</sup> Build size |
| 223m <sup>2</sup> Plot size | Swimming Pool                 | Built-in cabinets            |
| Airport distance: 41300m    | City views                    | Private parking: 1           |
| Golf                        | Green areas                   | Solarium                     |
| Near Sea                    | Air conditioner               | Community garden             |
| Hospital                    | Kitchen: furnished+appliances | Sea distance: 30000m         |
| Floor: 2                    | Community gym                 | Community pool               |
| School                      |                               |                              |