



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

1,250,000€

Located in the charming town of San Javier, these exclusive villas offer a prime setting for those seeking a home on the coast. With only three properties available, each villa is designed to provide maximum comfort and functionality. The proximity to the sea, just 2 km away, allows for enjoyment of the sea breeze and a relaxed lifestyle. Additionally, the airport is 41 km away, facilitating access to national and international connections. These villas are ideal for families who value privacy and luxury in a tranquil setting.

**OUTDOOR AREA** The exterior design of the villas in San Javier focuses on harmony with the natural surroundings. Each property features a private garden, perfect for enjoying the Mediterranean climate. The spacious terraces allow for the creation of outdoor leisure areas, ideal for family gatherings or moments of relaxation. The presence of a pergola adds a touch of elegance and functionality, providing shade and comfort. Additionally, each villa has a private pool, a luxury that allows for enjoyment of the water in the privacy of the home. Access to a private garage ensures the convenience and security of vehicles.

**INDOOR AREA** The interior of the villas is designed to offer a modern and welcoming atmosphere. With three bedrooms and three bathrooms, each space is crafted to maximize comfort and privacy. Porcelain tile floors add a touch of sophistication and are easy to maintain. The villas are equipped with air conditioning, ensuring a pleasant temperature year-round. Electric shutters and a video intercom add an extra level of convenience and security. High-quality appliances are included, making daily life easier. Built-in wardrobes in the bedrooms provide ample storage space, keeping the areas tidy and functional.

**SAN JAVIER** San Javier, located in the region of Murcia, is known for its beaches, especially Playa de Santiago de la Ribera and La Manga del Mar Menor. This coastal destination attracts tourists for its calm waters, perfect for water sports and family activities. Tourism in San Javier focuses on its beaches, water sports and seaside atmosphere, with a varied offer of restaurants and bars along the promenade. The lifestyle in San Javier is relaxed and sea-oriented. Residents enjoy a quiet life, with an emphasis on fishing, nautical activities and a gastronomy based on seafood and regional dishes. San Javier offers a tranquil coastal atmosphere, ideal for those looking to enjoy the sea, water activities and a relaxed life in a Mediterranean environment.

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|-------------------------------|-------------------|------------------------------|
| 3 bedrooms                    | 3 bathrooms       | 216m <sup>2</sup> Build size |
| 614m <sup>2</sup> Plot size   | City views        | Pergola                      |
| Air conditioner               | Golf              | School                       |
| Hospital                      | Green areas       | Near sea                     |
| Kitchen: furnished+appliances | Built-in cabinets | Private garage: 1            |
| Private parking: 2            |                   |                              |