



## 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

3 bedrooms

169m<sup>2</sup> Plot size

Beach: 3500 Meters

Gated

Near Schools

Parking - Space

Terrace: 77 Msq.

2 bathrooms

Swimming Pool

Double Bedrooms: 3

Location: Coastal

Near Trees

Private Pool

Useable Build Space: 80 Msq.

85m<sup>2</sup> Build size

Air Conditioning: Pre-Installed

Garden

Near Commercial Center

Number of Parking Spaces: 1

Solarium: Yes