



## 2 bedroom Villa for sale in Baños y Mendigo, Murcia

425,500€

### NEW BUILD VILLAS IN ALTAONA GOLF RESORT, MURCIA

New Build residential of beautiful villas in Altaona Golf resort, Murcia.

New Build villas with open plan kitchen, 2 bedrooms, 2 bathrooms, guest toilet, terrace, private garden with pool and parking space..

#### Features:

- The properties have Energy Certificate Rating A.
- Ducted air conditioning installation with heat pump. Throughout the house except for bathrooms.
- Electric underfloor heating in the living room and bathrooms with individual thermostat per zone.
- Air renewal system in the kitchen, bathrooms, laundry room, and guest toilet.
- Kitchen Includes extractor hood and electric induction hob with 3 cooking points.
- Includes LED lighting in the living room, hallway, and exterior. The rest of the rooms are prepared for the future owner to install their lighting.
- USB sockets in all bedrooms.
- Electronic intercom for access from the exterior to the interior path. Doorbell at the property entrance.
- Home automation system with two smart switches.
- Private landscaped garden with drip irrigation system and the pool.
- Exterior fencing of the urbanisation.
- Vehicle access gates to the urbanisation: Metal sliding gate with remote opening system

<input checked="" type="checkbox"/> 2 bedrooms	<input checked="" type="checkbox"/> 2 bathrooms	<input checked="" type="checkbox"/> 143m <sup>2</sup> Build size
<input checked="" type="checkbox"/> 575m <sup>2</sup> Plot size	<input checked="" type="checkbox"/> Swimming Pool	<input checked="" type="checkbox"/> Toilet: 1
<input checked="" type="checkbox"/> Double Bedrooms: 2	<input checked="" type="checkbox"/> Air Conditioning: Yes	<input checked="" type="checkbox"/> Useable Build Space: 130 Msq.
<input checked="" type="checkbox"/> Location: Rural, Urbanisation	<input checked="" type="checkbox"/> Near Commercial Center	<input checked="" type="checkbox"/> Near Schools
<input checked="" type="checkbox"/> Near Golf / Golf Resort Property	<input checked="" type="checkbox"/> Beach: 25000 Meters	<input checked="" type="checkbox"/> Number of Parking Spaces: 1
<input checked="" type="checkbox"/> Parking - Space	<input checked="" type="checkbox"/> Terrace: 39 Msq.	<input checked="" type="checkbox"/> Gated
<input checked="" type="checkbox"/> garden	<input checked="" type="checkbox"/> Private pool	

