

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

450,000€



Contemporary One Level Villas in Altaona Golf Resort Murcia

### Prime Golf Resort Location Near Murcia City















Discover this exclusive collection of new build detached villas located in the prestigious Altaona Golf Resort in Murcia. Set within a secure and peaceful environment surrounded by nature and an 18 hole golf course, this residential community offers the perfect balance between tranquility and accessibility. Altaona Golf is just 15 km from Murcia city center, where you will find shopping centers, restaurants, schools and medical services, while the beaches of the Costa Calida are only 20 km away. Murcia Corvera Airport is conveniently located 15 km from the resort, making this an ideal location for both permanent living and holiday homes.

### Modern Single Level Design with Private Garden and Pool

These elegant villas are designed on one level for maximum comfort and functionality. Buyers can choose between 2, 3 or 4 bedrooms and 2 or 3 bathrooms plus a guest toilet. Each home features an open plan kitchen and living area that connects seamlessly to the outdoor terrace and private landscaped garden with swimming pool. A private parking space is included within the plot, ensuring convenience and privacy.

### Energy Efficient Homes with High Quality Features

All villas hold an Energy Certificate Rating A, ensuring excellent energy efficiency and low running costs. The properties include ducted air conditioning with heat pump throughout the house except bathrooms, and electric underfloor heating in the living room and bathrooms with independent thermostats by zone. A mechanical ventilation system renews the air in kitchens, bathrooms, laundry room and guest toilet, improving indoor comfort.

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|  3 bedrooms                  |  2 bathrooms          |  153m <sup>2</sup> Build size |
|  438m <sup>2</sup> Plot size |  Swimming Pool        |  near beach                   |
|  close to golf               |  possibility to build |  garden                       |
|  terrace                     |  parking              |  private pool                 |
|  close to schools            |  basement             |  |