

## 4 bedroom Villa for sale in Campo de Golf, Murcia

708,500€

EXCLUSIVE PACKAGE INCLUDED WITH ALL OUR PROPERTIES. 3 Bed 2 Bath Villa in Altaona Golf .PROPERTY OVERVIEW: Save €11,000 with this property. These elegant single level villas have been thoughtfully designed to offer maximum comfort, practicality and style. Buyers can choose from two, three or four bedroom layouts, with two or three bathrooms and an additional guest toilet, allowing each home to adapt perfectly to individual needs. The open plan kitchen and living area creates a bright and spacious atmosphere, flowing seamlessly onto the outdoor terrace and into the private landscaped garden with its own swimming pool. Each property also includes private parking within the plot, ensuring both convenience and privacy. Built with energy efficiency in mind, every villa holds an Energy Certificate Rating A, helping to reduce running costs while maintaining a high level of comfort. The homes are equipped with ducted air conditioning with a heat pump throughout the property, excluding the bathrooms, as well as electric underfloor heating in the living room and bathrooms, each controlled independently by zone. A mechanical ventilation system renews the air in the kitchen, bathrooms, laundry room and guest toilet, enhancing indoor air quality. The modern kitchen is fitted with an extractor hood and electric induction hob, while LED lighting is installed in the living room, hallway and exterior areas, leaving the remaining spaces ready for owners to personalise. Bedrooms are designed with integrated USB charging points for added everyday convenience. The villas also benefit from smart home technology, including a video intercom system and home automation with two intelligent switches, providing greater control and security. Access to the gated community is via a motorised vehicle entrance, and each private garden is delivered fully landscaped with a drip irrigation system and a beautiful swimming pool, creating the perfect setting to enjoy the Mediterranean lifestyle throughout the year. PROPERTY LOCATION: These contemporary one level villas are located within the exclusive Altaona Golf Resort, one of the most sought after residential communities in the region. Set in a secure and tranquil environment surrounded by natural landscapes and an impressive 18 hole golf course, the resort offers a perfect blend of privacy, nature and modern living. Despite its peaceful setting, the location provides excellent connectivity, making it ideal for both permanent residence and holiday use. The vibrant city of

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|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  4 bedrooms                  |  3 bathrooms         |  231m <sup>2</sup> Build size |
|  560m <sup>2</sup> Plot size |  Swimming Pool       |  Private Terrace              |
|  En-Suite Bathroom           |  Close to Amenities  |  Close to Golf                |
|  Close to Shops              |  Parking             |  Open Plan Design             |
|  Close to Sandy Beaches      |  Contemporary Finish |  Near Beach                   |
|  Near Transport              |                                                                                                         |                                                                                                                    |



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