

## 2 bedroom Villa for sale in Puerto de Mazarron, Murcia

265,000€



Newly built homes just 200 metres from the beach in Puerto de Mazarrón

### Exclusive coastal living on the Costa Cálida

We present a new residential development of modern homes in Puerto de Mazarrón, located just 200 metres from the beautiful Playa Negra beach. Situated in one of the most sought-after coastal areas in the Murcia region, this project offers an exceptional opportunity to enjoy Mediterranean living close to the sea, essential amenities and the natural environment.

Puerto de Mazarrón is known for its stunning beaches, crystal-clear waters, charming marina and relaxed atmosphere. With excellent amenities, outdoor leisure options and a warm climate all year round, it is an ideal destination for both living and holidaying.

### Modern design and functional layouts

This exclusive development consists of only 10 homes, of which 2 semi-detached houses are still available, each with 2 bedrooms and 2 bathrooms. The house, distributed over 2 floors, has a living room-kitchen on the ground floor, along with a bedroom and a bathroom, with access to the private terrace with parking area and the possibility of installing a private swimming pool at an extra cost. Stairs lead to the upper floor where the master bedroom with ensuite bathroom is located, with access to a 16 m<sup>2</sup> open terrace where you can sunbathe and enjoy wonderful sea views.

The homes are designed to make the most of natural light, with open-plan spaces, large windows and top-quality finishes.

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|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  2 bedrooms                   |  2 bathrooms            |  62m <sup>2</sup> Build size     |
|  102m <sup>2</sup> Plot size  |  garden                 |  Location: Coastal, Urbanisation |
|  Useable Build Space: 48 Msq. |  Near bus route         |  Air Conditioning: Pre-Installed |
|  Double Bedrooms: 2           |  Near Commercial Center |  Near Schools                    |
|  Views: Sea                   |  Beach: 180 Meters      |  Number of Parking Spaces: 1     |
|  Gated                        |  Terrace: 79 Msq.       |  Parking - Space                 |



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