

2 sovrum Villa till salu i Baños y Mendigo, Murcia

345.900€



These stunning villas on the gated secure Altaona Golf Resort come in 2 villa types. The Arin with 2 bedrooms and 2 bathrooms and the Nara with 3 bedrooms and 3 bathrooms, All come with ducted air conditioning, underfloor heating in the lounge and bathrooms, white goods and private swimming pool.

Energy Certificate



- The properties have Energy Certificate Rating A.

Roof

- Flat roofs, non-transitable, are waterproofed with two layers of 4 kg asphalt membrane each, combined with polyester fiber.
- They are divided into two areas: one of them allows for the installation of solar panels, while the other will have low-maintenance green areas. This includes a non-expansive soil layer and native vegetation.
- Rainwater is collected from the roof using drainage gutters.
- The foundation has been built by improving the ground through excavation and subsequent laying of selected soil, under the guidance and instructions of geologists.

Foundation and Structure

- The foundation will be made of reinforced concrete slab, in compliance with specific regulations from the Technical Council, Additionally, we will adhere to applicable Technological Standards, anti-seismic norms, and protection against Radon gas.
- The entire building structure is made of reinforced concrete, constructed using the SISMO construction system, guaranteed for 10 years. This system consists of a three-dimensional mesh of galvanized steel rods and thermal and

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|  2 sovrum |  2 badrum |  116m ² Bygg storlek |
|  439m ² Tomtstorlek | <input checked="" type="checkbox"/> Simbassäng | <input checked="" type="checkbox"/> Air Con |
| <input checked="" type="checkbox"/> Fitted Wardrobes | <input checked="" type="checkbox"/> Furnished - No | <input checked="" type="checkbox"/> Garden |
| <input checked="" type="checkbox"/> Gated Community | <input checked="" type="checkbox"/> Golf Resort | <input checked="" type="checkbox"/> Good Motorway Access |
| <input checked="" type="checkbox"/> Mains Electric | <input checked="" type="checkbox"/> Mains Water | <input checked="" type="checkbox"/> Near Amenities |
| <input checked="" type="checkbox"/> Near Schools | <input checked="" type="checkbox"/> Parking - Off Road | <input checked="" type="checkbox"/> Pool - Private |
| <input checked="" type="checkbox"/> Security | <input checked="" type="checkbox"/> Sports/Play Facilities | <input checked="" type="checkbox"/> Terrace |
| <input checked="" type="checkbox"/> Underfloor Heating | <input checked="" type="checkbox"/> White Goods | <input checked="" type="checkbox"/> Window Shutters/Blinds |

