

## 3 sovrum Villa till salu i Lo Pagan, Murcia

445.000€

Key Ready New Build Villa with Private Pool Just 500m from Beach in San Pedro del Pinatar

Exclusive New Build in Prime Costa Cálida Location Discover this exceptional new build villa in San Pedro del Pinatar, just 500 metres from the sandy shores of Villananitos Beach. This key ready property offers a perfect blend of modern design, luxury finishes, and unbeatable location on Spain's sought-after Costa Cálida. Whether you're looking for a holiday home, a year-round residence, or a high-return investment, this villa delivers on all fronts.

Spacious Layout with Modern Elegance Set on a 240 m<sup>2</sup> plot, this villa offers a constructed area of 145 m<sup>2</sup> distributed across two levels. It includes:

Three spacious bedrooms, one of which is on the ground floor with an en-suite bathroom Two full bathrooms with walk-in showers and premium materials One guest toilet on the ground floor Open-plan kitchen with high-end Bosch appliances Large and bright living room with direct views to the pool terrace Four terraces ideal for outdoor living and entertaining

Each space is designed for comfort, elegance, and functionality, with excellent insulation and ducted air conditioning for year-round climate control.

Private Pool and Outdoor Living Enjoy Mediterranean living to the fullest with your own private swimming pool, outdoor shower, and multiple terraces for sunbathing, reading, or al fresco dining. Modern outdoor lighting enhances the ambiance, making it perfect for relaxing evenings under the stars.


There's also private parking within the plot and a large indoor utility room with connections for a washer, dryer, and an energy-efficient aerothermal system for hot water.


Strategic Coastal Location Located in San Pedro del Pinatar, a charming town known for its authentic Spanish atmosphere and modern amenities:

Villananitos Beach – 0.5 km Dos Mares Shopping Centre – 3 km Roda Golf Course – 7 km Lo Pagán Marina – 1.5 km Murcia city centre – 47 km Cartagena – 24 km

 3 sovrum

 2 badrum

 145m<sup>2</sup> Bygg storlek

 240m<sup>2</sup> Tomtstorlek

 Simbassäng