

## 3 sovrum Villa till salu i Gea y Truyols, Murcia

260.000€

Charming Residential Development of 24 Villas in Gea y Truyols, Murcia Surrounded by nature, close to everything you need! Discover a fantastic opportunity to own a beautifully designed villa. A peaceful development nestled in the stunning natural landscape at the foothills of Puerto de la Cadena. These Rustic-style detached villas offer the perfect blend of privacy, comfort, and scenic beauty, with plots ranging from 634 m<sup>2</sup> to an impressive 2,500 m<sup>2</sup>. Each home is laid out on a single floor spanning 145 m<sup>2</sup>, and includes a rooftop terrace/solarium of approx. 25 m<sup>2</sup>, ideal for soaking in the sun and panoramic views.

**Interior Features**

- 3 spacious bedrooms with built-in wardrobes
- Master suite with en-suite bathroom and bathtub
- Second bathroom with a walk-in shower
- Bright and cozy living room with a fireplace
- Separate dining area that flows into the fully equipped independent kitchen with modern appliances

This layout creates an open yet clearly defined living space—ideal for both entertaining and quiet family life.

**Outdoor Living**

Each villa is set on a generously sized plot, ready for custom enhancements. As optional extras (not included in the base price), buyers can choose to add:

- Outdoor lighting (street lamps)
- A private barbecue area
- A custom-built swimming pool



**Prime Location**

The development is just a short drive from Gea y Truyols and Sucina, both of which offer all essential amenities such as shops, restaurants, bars, and medical services. 20 minutes to the beaches of the Mar Menor. 25 minutes to Murcia city center. Excellent road connections via the nearby Puerto de la Cadena highway.

**Standard Features Included in the Price:**

- A private swimming pool measuring 8x4 meters
- A tiled terrace of 3x4 meters
- Exterior lighting throughout the outdoor areas

These features are included as standard in the purchase price, offering excellent value and convenience from the start.

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| <input checked="" type="checkbox"/> Fitted wardrobes  | <input checked="" type="checkbox"/> Entrance gate, automated                                 | <input checked="" type="checkbox"/> Garden            |
| <input checked="" type="checkbox"/> Solarium  | <input checked="" type="checkbox"/> Veranda  | <input checked="" type="checkbox"/> En suite bathroom |
| <input checked="" type="checkbox"/> Dishwasher  | <input checked="" type="checkbox"/> Kitchen appliances                                       | <input checked="" type="checkbox"/> Pool, Private     |
| <input checked="" type="checkbox"/> Gated complex   | <input checked="" type="checkbox"/> Landscaped garden  |   |