

## 3 sovrum Lägenhet till salu i San Pedro del Pinatar, Murcia 225.000€

Introducing this modern, contemporary apartment located in one of the most sought-after areas of San Pedro del Pinatar, just 3 km from the beaches of the Mar Menor. Built in 2018, this home offers a total surface area of 122  $\text{m}^2$  (94  $\text{m}^2$  usable area) and combines functionality, efficiency, and comfort in an ideal setting for year-round living.

The apartment is divided into three very bright bedrooms, one with an en suite bathroom and dressing room, and the other two with built-in wardrobes. It has two full bathrooms, a modern kitchen with a breakfast bar, and a cozy living-dining room bordered by a large window that opens onto a 10 m² private terrace, perfect for enjoying the outdoors. It also has a laundry room and separate pantry .

The property is equipped with ducted air conditioning and heating, wooden floors, a refrigerator, dishwasher, oven, washing machine, and a large-capacity water heater. The building includes an air source heat pump, an elevator, and a communal rooftop area with a pool, solarium, and toilet, all designed to make the most of the Mediterranean climate. A parking space and storage room in the basement are included in the price.

The location is excellent: steps from the city center, surrounded by parks, services, shops, and quick connections to the highway. A property ready to move into , ideal both as a permanent residence and for those looking for an investment on the Costa Cálida .

Climate:

The climate on the Costa Cálida, often considered the best in Europe, makes a very sociable and healthy lifestyle possible, outdoors, marked by sports and leisure facilities, with A touristy, exciting and cosmopolitan city, it stands out for providing top-quality services, some of them exclusive and considered truly luxurious. All of them simed at a demanding systemer who socks quality and provimity.

✓ Simbassäng

Laundry

✓ Lift

Air conditioner

2 badrum

**☑** Garage

Terrace

Balcony

★ 122m² Bygg storlek

✓ Storage room

Furnished

✓ Heating