






















## 3 sovrum Villa till salu i Santiago de la Ribera, Murcia

399.000€



Modern 3-Bedroom Villa with Heated Saltwater Pool – San Javier, Spain €399,000 | 3 Bedrooms | 2 Bathrooms | 300m from the Beach | Built in 2019 Welcome to this beautifully maintained&nbsp;private villa&nbsp;in the heart of&nbsp;San Javier, just a short 300-meter stroll from the peaceful shores of the Mar Menor. Built in 2019, the property combines modern design, high-end features, and a quiet coastal setting, ideal for permanent living, holidays, or as a high-yield rental investment. The villa offers&nbsp;three spacious bedrooms and two bathrooms, spread over two floors. Two bedrooms and one bathroom are located upstairs, along with two small private balcony perfect for airing or relaxing. The ground floor hosts the third bedroom and bathroom, as well as a bright, open living and kitchen space. The kitchen comes included with a separate filtered water tap, to be able to drink straight from the tap. Comfort is a top priority here, with&nbsp;underfloor heating&nbsp;installed throughout the entire ground floor&mdash;including the living room, kitchen, and bathroom&mdash;and even extended to the upstairs bathroom, all controlled by a&nbsp;smartphone-enabled system. Climate throughout the home is managed via a&nbsp;modern Airzone system, allowing you to set different temperatures in every bedroom, the living room, and the kitchen. Stepping outside, the garden features a&nbsp;heated saltwater pool, extended by two meters beyond the standard size for extra comfort, along with an outdoor shower. An&nbsp;electric awning&nbsp;provides shade over the outdoor sitting area, and a&nbsp;manual pergola&nbsp;on the rooftop terrace offers the perfect retreat for lounging in the sun, there is also a shower for convenience. An&nbsp;aluminium storage shed&nbsp;adds convenient space for tools and garden equipment. Every window in the home is fitted with&nbsp;electric screens, and a&nbsp;fully installed Securitas alarm system&nbsp;ensures peace of mind.&nbsp;Fiber optic internet&nbsp;(Flexa) is already installed, and the home includes a&nbsp;technical room&nbsp;for housing systems like pool filtration and heating. Another unique benefit is the&nbsp;private resident-only parking&nbsp;directly in front of the home&mdash;an upgrade that enhances both convenience and exclusivity. The villa is sold&nbsp;partially

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|  3 sovrum          |  2 badrum           |  121m² Bygg storlek |
|  139m² Tomtstorlek |  Simbassäng         |  Garden             |
|  Terrace           |  Solarium           |  Balcony            |
|  Heating           |  Underfloor heating |  Private pool       |
|  Alarm             |  Storeroom          |  Pergola            |
|  Furniture         |  Light              |  Laundry room       |
|  Appliances        |  Air-Conditioning   |  Security Door      |

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