

## 2 sovrum Villa till salu i Los Guardianes, Murcia

251.750€



In a privileged natural enclave, next to the golf course and just a few steps from the Al Kassar shopping centre, a new residential complex has been created that combines tranquillity, quality of life and carefully designed contemporary architecture. This development, located in the heart of Condado de Alhama, offers a wide variety of homes to suit every lifestyle: from flats and penthouses to bungalows and detached villas. All built to high quality standards, surrounded by nature and designed to enjoy the sun, comfort and environment all year round.

**OUTDOOR AREA** The development is integrated in a unique environment, where the views of the golf course and the mountains are the protagonists. The landscaped areas combine Mediterranean and tropical species, creating green spaces that invite you to relax. The ground floor bungalows have a front garden and backyard, and some also include a private parking space inside the plot. The top floor properties have a large porch and a private solarium with outdoor kitchen, perfect for relaxing or sharing moments outdoors.

**INDOOR AREA** The homes are designed to offer functionality, spaciousness and natural light. With options of 2 or 3 bedrooms and 2 bathrooms, they stand out for their modern style, meticulous finishes and complete equipment. The kitchen, with anthracite coloured units and stone-look porcelain worktops, includes integrated appliances such as a fridge, oven, microwave, dishwasher, extractor hood and hob. The bathrooms are delivered fully equipped with screens, furniture, mirrors and lighting. The built-in wardrobes, lined and with interior distribution, bring order and elegance to the bedrooms.

**COMMON AREA** The complex offers its residents a large communal swimming pool with solarium area, surrounded by greenery, ideal for relaxing in the sunshine of the Region of Murcia. Interior and exterior lighting is included, and there is pre-installation for ducted air conditioning in the living room and bedrooms, as well as TV and telephone points in all the main rooms. The aerothermal hot water system guarantees efficiency and sustainability on a daily basis. Every detail has been carefully designed to provide a comfortable, efficient and cosy home.

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|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------|
|  2 sovrum |  2 badrum | <input checked="" type="checkbox"/> Simbassäng        |
| <input checked="" type="checkbox"/> Sea distance: 30000m                                    | <input checked="" type="checkbox"/> Near Sea                                                 | <input checked="" type="checkbox"/> Green areas       |
| <input checked="" type="checkbox"/> Kitchen: furnished+appliances                           | <input checked="" type="checkbox"/> School                                                   | <input checked="" type="checkbox"/> Built-in cabinets |
| <input checked="" type="checkbox"/> Solarium                                                | <input checked="" type="checkbox"/> Hospital                                                 | <input checked="" type="checkbox"/> Community pool    |
| <input checked="" type="checkbox"/> Community garden                                        | <input checked="" type="checkbox"/> Private parking: 1                                       | <input checked="" type="checkbox"/> Golf              |
| <input checked="" type="checkbox"/> City views                                              | <input checked="" type="checkbox"/> Airport distance: 41900m                                 |                                                       |