



## 3 sovrum Lägenhet till salu i La Manga del Mar Menor, Murcia

270.632€



Situated on a unique plot at km 14 of La Manga, this exclusive residential development offers luxury living facing the Estacio canal and just 50 metres from the Mediterranean Sea. With an unbeatable position, 800 metres from the port of Tomás Maestre, residents will have access to a select leisure area with bars, cafés, restaurants, shops, supermarkets, pharmacies and banks. The project consists of 28 magnificent 2 and 3 bedroom duplexes, meticulously designed to make the most of every corner of the house and with a careful selection of materials and design. La Manga del Mar Menor, a strip of land surrounded by two seas, offers a unique microclimate and is one of the most exotic areas of Spain, making it a popular holiday destination. With easy access to both Corvera and Alicante airports, this residential development is ideal for those seeking luxury coastal living.

**OUTDOOR AREA** The exterior design of these townhouses reflects elegance and functionality, with modern architecture that maximises the stunning views of the Estacio canal and the Mediterranean Sea. Each duplex has a spacious 30 m<sup>2</sup> terrace, perfect for enjoying the Mediterranean climate and panoramic views. The private gardens offer a green space to relax and enjoy the tranquility of the surroundings. In addition, the complex has a communal swimming pool, ideal for cooling off and socialising with neighbours. The proximity to the sea and marina adds a special touch, allowing residents to enjoy nautical activities and a coastal lifestyle. With a private solarium, residents can make the most of the sun all year round.

**INDOOR AREA** The interior of each duplex is designed for comfort and luxury. With a built area of 109 m<sup>2</sup> and a living area of 88 m<sup>2</sup>, the properties have spacious and well-distributed living spaces. The three double bedrooms are equipped with fitted wardrobes, providing ample storage space. The two bathrooms are designed with modern and high quality finishes. The living-dining room is bright and welcoming, with large windows that let in natural light and offer views of the garden and swimming pool. The kitchen, pre-installed for air conditioning, is designed to be functional and modern, ideal for cooking and sharing family moments. Every interior detail has been carefully selected to ensure an exceptional living experience.

**COMMON AREA** The communal areas of the development are designed to offer a relaxed and social lifestyle. The communal swimming pool is the heart of the outdoor area, providing a perfect

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|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  3 sovrum                 |  2 badrum           |  Near Sea           |
|  Airport distance: 67000m |  Community garage   |  Built-in cabinets  |
|  Elevator                 |  Solarium           |  Private parking: 1 |
|  Sea Views                |  Floor: 4           |  Sea distance: 100m |
|  City views               |  Kitchen: furnished |                                                                                                          |