

## 3 sovrum Lägenhet till salu i San Javier, Murcia

400.000€



In the heart of Santiago de la Ribera, just 950 meters from the wonderful beaches of the Mar Menor, stands this exclusive development of two elegant newly built semi-detached villas. Each home has been designed with attention to detail, offering a perfect balance between contemporary design, functionality and comfort. With 3 bedrooms, 3 bathrooms and a modern layout on two levels, these properties represent an excellent opportunity both as a primary residence and as an investment in one of the most sought after areas of the Murcian coastline. Completion is scheduled for the end of 2026, with the possibility of structuring flexible payments until delivery.

**OUTDOOR AREA** Each villa sits on a private plot carefully designed for the enjoyment of the Mediterranean lifestyle. The garden offers an intimate and cozy setting, with a private pool and terrace area perfect for sunbathing, relaxing or enjoying outdoor gatherings. The properties also come with an on-site parking space and separate pedestrian access. The upper solarium, with unobstructed views and modern outdoor lighting installations, becomes an ideal place to enjoy the weather throughout the year, either as a couple, with friends or family.

**INDOOR AREA** The homes have a practical and bright layout. The first floor features a spacious living room with open concept kitchenette, designed to integrate functionality and style, plus an en-suite bedroom ideal for guests or accessibility. The upper floor houses two additional bedrooms, each with its own full bathroom. The finishes are top quality, with aluminum exterior carpentry with thermal break, double glazing, thermo-acoustic insulation throughout the envelope, and air conditioning through ducted aerothermal system. The customization options in flooring, paint, tiling and interior carpentry allow each home to be adapted to the tastes of the buyer.

**SAN JAVIER** San Javier, located in the region of Murcia, is known for its beaches, especially Playa de Santiago de la Ribera and La Manga del Mar Menor. This coastal destination attracts tourists for its calm waters, perfect for water sports and family activities. Tourism in San Javier focuses on its beaches, water sports and seaside atmosphere, with a varied offer of restaurants and bars along the promenade. The lifestyle in San Javier is relaxed and sea-oriented. Residents enjoy a quiet life, with an emphasis on fishing, nautical activities and a gastronomy based on seafood and regional dishes. San Javier offers a tranquil coastal atmosphere, ideal for

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|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  3 sovrum                     |  3 badrum                 |  107m <sup>2</sup> Bygg storlek |
|  54m <sup>2</sup> Tomtstorlek |  Airport distance: 35000m |  Near Sea                       |
|  Green areas                  |  Air conditioner          |  School                         |
|  Built-in cabinets            |  Solarium                 |  Hospital                       |
|  Floor: 2                     |  Sea distance: 950m       |  Private parking: 1             |
|  Private garage: 1            |  Golf                     |                                                                                                                      |

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