



**Property type :** Detached Villa

**Swimming pool :** No

**House area :** 168 m<sup>2</sup>

**Location :**

**Plot area :** 5000 m<sup>2</sup>

**Bedrooms :** 3

**Airport :** 55 Km

**Bathrooms :** 2



Gymnasium

Discover this stunning new villa, located on a large private plot of 5,000 m<sup>2</sup> in the charming town of Abanilla, in the province of Murcia. This modern, single-storey property combines the comfort of a contemporary design with the serenity of a privileged natural environment. Surrounded by vineyards and mountains, this property offers spectacular views and unparalleled privacy, creating the perfect retreat for those seeking a relaxed lifestyle in contact with nature. Abanilla, situated between the Sierras de Barinas, Espada and Quibas, is known for its natural beauty and rich history. Just 15 minutes from Fortuna, famous for its natural thermal baths, and less than an hour from the beaches of the Costa Blanca, this location offers a perfect combination of tranquillity and easy access to all essential amenities.



### OUTDOOR AREAS

The exterior design of the villa has been carefully conceived to blend in with the natural surroundings, offering a modern and elegant aesthetic that complements the landscape: Private swimming pool with contemporary design, ideal for cooling off and enjoying the Mediterranean climate. Outdoor terrace with solarium, perfect for sunbathing and enjoying the mountain views. Private garden surrounding the property, with a combination of landscaped areas and natural spaces. Garage for two cars with direct access to the house, providing comfort and security. Floor-to-ceiling windows that allow a visual and physical connection with the outside environment. Neutral tones and natural materials that blend in perfectly with the landscape.

### INDOOR AREAS

The interior of the villa has been designed to maximise natural light and offer a functional layout that combines elegance and comfort. The integration of high quality materials and modern finishes creates a sophisticated and welcoming atmosphere: - Open Concept Living-Dining Room: Spacious and open plan, with large windows that allow natural light and unobstructed views. Direct connection to the terrace and swimming pool, creating a perfect harmony between inside and outside. Finishes in neutral tones and natural materials that provide warmth and sophistication. - Fully fitted American kitchen: Modern design kitchen with central island and high quality porcelain stoneware worktops. State-of-the-art integrated appliances, including oven, microwave, induction hob and extractor hood. Wall and base units with soft-closing and soft-opening systems for convenience. Optimised storage space to keep the aesthetics tidy and functional. - Spacious and light-filled bedrooms: 3 bedrooms with built-in wardrobes, white lacquered doors and high quality finishes. Master bedroom with dressing room and en-suite bathroom, offering privacy and comfort. Large windows allowing direct access to the garden and pool from the bedrooms. Electric blinds and independent air-conditioning system for each bedroom - Modern design bathrooms, 2 complete bathrooms and a guest toilet. Rain showers with shower screens

