



**Property type :** Detached Villa

**Location :** San Pedro del Pinatar

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** No

**House area :** 145 m<sup>2</sup>

**Plot area :** 240 m<sup>2</sup>

**Airport :** 41 Km

☒ Airconditioning

☒ Gymnasium

In the heart of the Costa Calida, just 550 meters from the sea, is this spectacular newly built villa, ready to move in. With a built area of 145 m<sup>2</sup> on a plot of 240 m<sup>2</sup>, this property offers a perfect balance between contemporary design, functional luxury and Mediterranean comfort. Located in a quiet residential area of San Pedro del Pinatar, its location combines proximity to services, natural beaches and good connection to the airport, all in an authentic Spanish environment.

#### OUTDOOR AREAS

This villa has been conceived to fully enjoy the outdoor lifestyle. It has four distinct, modern and well-lit terraces, offering multiple spaces to relax, dine al fresco or enjoy the sun at any time of the day. The private plot is home to an elegant swimming pool with outdoor shower and a large sunbathing area, perfect for cooling off in summer or sharing unforgettable moments with family and friends. All surrounded by a low maintenance garden that adds privacy and style without sacrificing functionality.

#### INDOOR AREAS

The interior of the house reflects a clear commitment to quality and natural light. Upon entering, a spacious living-dining room with integrated kitchen of modern design, equipped with high-end Bosch appliances and elegant finishes stands out. The large windows ensure excellent lighting and connection with the exterior. The house offers three spacious bedrooms and two full bathrooms, one of them en suite on the first floor. Each room has been carefully designed to offer thermal and acoustic comfort throughout the year, thanks to the integral insulation, air conditioning and low consumption aerothermal system. It also has a practical interior storage room with pre-installation for washing machine and dryer.

#### SAN PEDRO DEL PINATAR

San Pedro del Pinatar, in the region of Murcia, is known for its natural park, the Salinas y Arenales de San Pedro. This coastal destination attracts tourists for its long beaches, therapeutic mud waters and biodiversity in the salt flats. Tourism in San Pedro del Pinatar focuses on its beaches, mud therapies and bird watching in the natural park. In addition, its promenade and gastronomic offer are highlights for visitors. The lifestyle in San Pedro del Pinatar is tranquil and linked to the sea. Residents enjoy a relaxed lifestyle, valuing the therapeutic properties of the salt flats and taking part in water activities. San Pedro del Pinatar offers a coastal and natural environment for those looking to enjoy the beach, nature and mud therapies, creating an ideal destination to relax and enjoy the Mar Menor coastline.



