



**Property type :** Detached Villa

**Swimming pool :** No

**House area :** 114 m<sup>2</sup>

**Location :** Campoamor

**Plot area :** 170 m<sup>2</sup>

**Bedrooms :** 3

**Airport :** 30 Km

**Bathrooms :** 2

☒ Solarium

☒ Gymnasium

☒ bedrooms

In one of the most privileged corners of the Costa Cálida, just 700 metres from the Mar Menor, lies this exclusive complex of 9 newly built detached villas. Designed for those seeking a relaxed lifestyle without sacrificing modern comfort, these homes combine contemporary design, top quality materials and a strategic location in Los Alcázares, surrounded by services, nature and tranquillity.

### OUTDOOR AREAS

Each villa has a private swimming pool with outdoor shower, garden and covered garage within the plot itself, offering privacy and comfort in a serene setting. The homes have been strategically orientated to maximise sunlight throughout the day, with spacious terraces on the ground and first floor, and a private rooftop solarium with summer kitchen, perfect for enjoying the Mediterranean climate and outdoor gatherings all year round.

### INDOOR AREAS

Spread over two floors, the villas offer 3 bedrooms and 2 bathrooms, with a functional layout that favours spaciousness and connection between spaces. The living/dining room is integrated with an open-plan kitchen fully equipped with modern appliances (raised oven, built-in microwave, refrigerator, integrated dishwasher, ceramic hob and extractor hood). The bedrooms have built-in wardrobes lined with drawer units, while the bathrooms come fully equipped with screens, illuminated mirrors and storage units. The homes also include pre-installation for air conditioning and the installation of solar panels for greater energy savings.

### LOS ALCÁZARES

Los Alcázares, on the Costa Cálida, is known for its long beaches with calm waters and its relaxed atmosphere. This tourist destination offers a wide variety of water and sporting activities, making it an ideal place for lovers of the sea and water sports. Tourism in Los Alcázares focuses on its beaches, such as Playa de Los Narejos, perfect for families and water sports such as windsurfing and kitesurfing. In addition, its promenade is a meeting point to enjoy the local gastronomy and the coastal atmosphere. The lifestyle in Los Alcázares is tranquil and sea-oriented. Residents and visitors enjoy a relaxed lifestyle, with a wide gastronomic offer highlighting seafood and Mediterranean cuisine. The community values the proximity to the sea and the outdoor life, making Los Alcázares an attractive destination for those seeking a tranquil



