


**Property type :** Townhouse

**Swimming pool :** No

**House area :** 192 m<sup>2</sup>
**Location :** Campoamor

**Plot area :** 248 m<sup>2</sup>
**Bedrooms :** 4

**Airport :** 44 Km

**Bathrooms :** 3


Gymnasium



bedrooms

Discover the new villa under construction in Los Alcázares, a space of luxury and comfort ideally located just 1.5 km from the beach. This stunning property offers 4 bedrooms and 3 bathrooms, with an open plan kitchen that integrates perfectly with a spacious living room. Fitted wardrobes and high quality finishes add a touch of sophistication. The exterior of the villa includes a private garden with swimming pool and a basement that houses a garage, providing additional security and space. The kitchen is fully equipped with modern appliances. Situated in a perfect setting for water sports enthusiasts and surrounded by several golf courses, this villa offers an exceptional quality of life. Excellent motorway connections to cities such as Cartagena, Murcia and Alicante, and quick access to Murcia Corvera airport, make this villa a privileged option for both residence and investment.



### OUTDOOR AREAS

The newly built villa in Los Alcázares stands out for its elegant exterior design and spacious outdoor areas. The private garden, which includes a swimming pool, offers a perfect place to relax and enjoy the Mediterranean climate. The 248 m<sup>2</sup> plot is well utilised, providing a spacious and welcoming environment for outdoor activities and entertaining. In addition, the basement has a garage that guarantees comfort and security for vehicles. The villa is completely fenced, providing privacy and security. The proximity to the beach, only 1.5 km away, allows for pleasant walks and the best nautical activities in the region. Its location in a well-connected area surrounded by nature and golf courses adds value to the property, making it perfect for those looking for a balance between luxury, comfort and active living.

### INDOOR AREAS

The interior of the newly built villa in Los Alcázares is designed to offer a modern and functional environment. With a constructed area of 192 m<sup>2</sup> and 112 m<sup>2</sup> usable area, the villa has 4 double bedrooms and 3 complete bathrooms, all of them equipped with high quality materials. The open-plan kitchen, equipped with stainless steel sink, fridge, dishwasher, ceramic hob, oven and extractor hood, opens onto a spacious living room, creating an open-plan space ideal for everyday living and entertaining. Built-in wardrobes in the bedrooms provide ample storage space, keeping the design neat and tidy. The basement of the villa not only houses the garage, but also offers additional space that can be used according to the owner's needs. Top quality finishes and flooring, together with pre-installation for air conditioning, ensure a comfortable and luxurious ambience.

### 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 ideal place for those seeking a tranquil coastal lifestyle.

