


**Property type :** Detached Villa

**Swimming pool :** No

**House area :** 106 m<sup>2</sup>
**Location :**
**Plot area :** 222 m<sup>2</sup>
**Bedrooms :** 3

**Airport :** 44 Km

**Bathrooms :** 2


Solarium



Gymnasium

Introducing the exclusive Villas de Obra Nueva in Los Alcázares, a unique opportunity to enjoy a life of luxury and comfort on the beautiful Costa Cálida. These modern design villas feature 3 bedrooms and 2 bathrooms, a fully equipped open plan kitchen and a spacious living room, all finished to the highest standards. Each villa has a private garden with swimming pool, ideal for enjoying the Mediterranean climate, and a garage for added convenience. The kitchens are equipped with Siemens appliances, and all rooms have full installation of ducted air conditioning. Located just 1 km from the beach and close to several golf courses, these villas offer an exceptional lifestyle in a natural and well-connected environment. With easy access to the cities of Cartagena, Murcia and Alicante via the dual carriageway, and only 20 minutes from Murcia Corvera airport, these properties are perfect for both permanent residence and investment.



#### OUTDOOR AREAS

The new-build villas in Los Alcázares stand out for their modern and elegant exterior design, which blends in perfectly with the natural surroundings of the Costa Cálida. Each villa has a private garden that includes a swimming pool, providing a perfect space to relax and enjoy the sun. The 222 m<sup>2</sup> plot is designed to maximise the use of outdoor space, offering landscaped garden areas and a 45 m<sup>2</sup> terrace ideal for al fresco dining and relaxing moments. The possibility of adding a rooftop solarium, at an additional cost, offers even more space to enjoy the panoramic views and Mediterranean climate. The villa also includes a garage, guaranteeing security and comfort for the residents. High quality construction and durable materials ensure that these villas are both functional and aesthetically appealing.

#### INDOOR AREAS

The interior of the new build villas in Los Alcázares is designed to offer bright, modern and welcoming spaces. With a constructed area of 106 m<sup>2</sup> and 95 m<sup>2</sup> usable area, the villas have 3 double bedrooms and 2 complete bathrooms, all of them equipped with top quality finishes. The open plan kitchen is fully equipped with Siemens appliances, including fridge, dishwasher, ceramic hob, oven and extractor hood. This kitchen opens onto a spacious and bright living room, creating a perfect space for everyday living and entertaining. Built-in wardrobes in the bedrooms provide ample storage space, while the installation of ducted air conditioning in all rooms ensures a comfortable environment all year round. Large windows let in an abundance of natural light, enhancing the feeling of spaciousness and connection to the outdoors.

#### 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 coastal life.

