



**Property type :** Apartment

**Location :** Cartagena

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**House area :** 132 m<sup>2</sup>

**Airport :** 50 Km

 **Gymnasium**

Discover the exclusive new development in La Manga Club Resort, comprising 42 modern and bright flats ideal for personal use or as an investment. This complex, located in one of the most prestigious areas of La Manga Club, offers stunning views of the Mar Menor from its spacious terraces and a communal swimming pool to enjoy the Mediterranean sun. Just a 5 minute walk to all the shops and restaurants, this centrally located development is the ultimate opportunity to purchase a new home in the resort. Sports rights are included and each home comes with a storage room, ensuring convenience and an active, luxurious lifestyle.

#### OUTDOOR AREAS

The residential complex at La Manga Club Resort stands out for its modern and well-designed exteriors. The spacious 25 m<sup>2</sup> terraces offer spectacular views of the Mar Menor, creating a relaxing and privileged environment to enjoy the Mediterranean climate. The communal swimming pool is the perfect place to cool off and socialise, while the well-kept green areas provide a natural and peaceful environment. Access to the homes is secure and convenient, with a manually opened one-sided metal gate for pedestrian access and a hinged metal gate for vehicle access. The privileged location of the development allows residents to enjoy all the amenities of the resort within walking distance.

#### INDOOR AREAS

The interiors of the flats at La Manga Club Resort are designed for comfort and modernity. With a constructed area of 119 m<sup>2</sup> and 95 m<sup>2</sup> usable area, the flats have 3 double bedrooms and 2 complete bathrooms, all of them with high quality finishes. The kitchen is fitted with 60 x 30 cm porcelain stoneware tiles and the bathrooms have porcelain stoneware tiles on plasterboard surfaces. Prefabricated built-in wardrobes with sliding doors offer ample storage space, while white pre-lacquered interior doors with horizontal grooves add an elegant touch. Aerothermal heating, air conditioning and domestic hot water, together with high efficiency fan coils and DOUBLE FLOW mechanically controlled ventilation, ensure a comfortable and efficient environment at all times.

#### COMMON AREAS

The communal areas at La Manga Club Resort are designed to provide an atmosphere of luxury and comfort. Residents can enjoy a communal swimming pool surrounded by green areas, creating a perfect space to relax and socialise. In addition, each property includes a storage room, providing additional storage space. The excellent location of the complex, just 5 minutes' walk from all the resort's shops and restaurants, ensures that all daily needs are met. The sports rights included allow residents access to the resort's golf, tennis and other sports facilities, providing an active and healthy lifestyle.

#### CARTAGENA

Cartagena, in the region of Murcia, is a historic city that fuses its heritage with a vibrant maritime atmosphere. Its archaeological remains, such as the Roman Theatre and the Palacio Consistorial, reflect its rich history while coexisting with a dynamic modernity. Tourism in Cartagena thrives on its cultural heritage, its museums and its festivals, such as the International Jazz Festival, attracting aficionados from all over the world. Its beaches, such as Cala Cortina Beach, complement its tourist offer. The lifestyle in Cartagena is diverse and energetic. Residents enjoy a cosmopolitan lifestyle with varied cultural influences. The local gastronomy, with typical regional dishes and seafood, is enjoyed in its many restaurants. The city offers a balance of history and modernity, being a cultural and port centre that attracts both tourists and residents who appreciate the fusion of old and new.



