



**Property type :** Detached Villa

**Swimming pool :** No

**House area :** 168 m<sup>2</sup>
**Location :**
**Plot area :** 5000 m<sup>2</sup>
**Bedrooms :** 3

**Airport :** 81 Km

**Bathrooms :** 2

 Gymnasium

Discover this exclusive new-build villa set on a large plot of 5,000 m<sup>2</sup> in Jumilla, one of the most renowned wine-growing areas of the Murcia region. The villa combines contemporary design and high quality materials to offer a comfortable and sophisticated living experience in a peaceful and private setting. This single storey villa, with private swimming pool and double garage, is designed to make the most of the natural light and panoramic views of the natural surroundings. Located in a serene residential area, this property is perfect both as a permanent residence and as a holiday home, offering privacy and easy access to local amenities and the area's renowned wineries.



#### OUTDOOR AREAS

Private plot of 5.000 m<sup>2</sup> with landscaped design and easy maintenance. Private swimming pool with modern design, ideal for enjoying sunny days. Private garden with artificial grass and native vegetation. Garage for two cars with direct access to the house. Terrace area with direct access from the living room and master bedroom. Perimeter fence that provides security and privacy.

#### INDOOR AREAS

3 bedrooms with fitted wardrobes of great capacity. 2 complete bathrooms with high-end fittings and porcelain finishes. Guest toilet for added convenience. Spacious open concept living-dining room with large floor to ceiling windows maximising natural light and offering unobstructed views to the garden and pool. Fully fitted open plan kitchen, equipped with designer furniture and high quality appliances. Aluminium windows with double glazing for optimum thermal and acoustic insulation. Porcelain tiled floors throughout the property, combining elegance and easy maintenance. Pre-installation of ducted air conditioning.

