



**Property type :** Detached Villa

**Location :** Los Alcazares

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private


**Views :** Sea views

**House area :** 118 m<sup>2</sup>

**Plot area :** 187 m<sup>2</sup>

**Terraces area :** 45 m<sup>2</sup>

**Beach :** 100 m

 Pre-air conditioning

 Solarium

NEW BUILD VILLAS IN LOS ALCAZARES – New Build development of 12 exclusive detached villas, each with a private pool and roof solarium, located just 150m from the beautiful Los Narejos beach and only a 2 minutes walk from the buzzing Rio Nalon strip with its wealth of bars and restaurants. – Signature homes, built to the highest standard in one of the best locations on the Mar Menor. – All villas have over 120m<sup>2</sup> of living space plus private gardens of over 100m<sup>2</sup>, with off-road parking available on the plot and a 6m x 3m private pool with sunbathing platform included. – All white goods included: fridge-freezer, oven, microwave, vitro-ceramic hob, extractor-fan, dishwasher, washing machine and mini-fridge in the summer kitchen. – Pre-installation of ducted air-conditioning throughout. – Interior and exterior lighting, minus ornamental lights. – Motorized shutters. – Downstairs comprises a bright living-dining area with open plan kitchen, a bathroom and an additional downstairs room of 13m<sup>2</sup> which could be used as a third bedroom, a separate dining room or as a garage; this room will have panoramic glass doors which open outwards and which will allow a car to park inside if required (\*although this internal space can be used for whatever the owners require and will be prepared as a bedroom, it will be put down as a garage on the deeds). There is also an exterior storage room and pool pump in the back patio. On the first floor there is master bedroom with en-suite bathroom, two fitted wardrobes and direct access to a balcony, plus another double bedroom with fitted wardrobes and access to balconies. A third family bathroom can also be found on the first floor. – Stairs up from the first floor lead to a private roof solarium with summer kitchen with sink, work surface and cupboard containing a mini-fridge. Fantastic views from the solarium, thanks to its seaside location. – Energy-efficient thermal insulation, plus a high level of soundproofing. – Shower screens with two options available. – TV and telephone sockets in the living room, bedrooms and in the solarium. – Interior doors, carpentry and fitted wardrobes in white. – Double-glazing with optimal solar protection. – Hot water system via an electric, adjustable boiler and 1.5kw photovoltaic solar panels. – Pre-installation for an electric car charger. – Los Alcazares is a popular coastal town where you can find shops, bars, restaurants, supermarkets, chemists, a health centre, taxi rank and bus stops. – Superb communication links, with the AP7 motorway close by. – Murcia International Airport is less than a half hour's drive (40km) and Alicante airport can be reached in under an hour (93km). – The prestigious Roda Golf & Beach Resort, with its 18 half Dave Thomas designed course, is just 2.5km away. –



