

## villa for sale San Javier Urbanización, Vega De Granada



NEW BUILD VILLAS WITH 3 BEDROOMS, 3 BATHROOMS AND PRIVATE POOL IN SAN JAVIER, COSTA CÁLIDA Located in sunny San Javier, Murcia, these modern villas offer an exceptional combination of luxury and comfort. With three bedrooms, three bathrooms, an extra toilet, a private pool, a garden and a generous solarium, these homes are designed for a sophisticated lifestyle. The living areas of these villas are stylishly finished and open onto a modern kitchen. The kitchens are fitted with high-gloss lacquered units and white worktops. They include a stainless steel sink, ROCA® mixer taps, and integrated appliances such as a multifunction oven, microwave, induction hob, and extractor fan. In addition, all the main kitchen appliances from TEKA® are included, including a refrigerator, dishwasher, washing machine and dryer. The three bedrooms have fitted wardrobes with textile finishes, including drawers, shelves and clothes rails. The bathrooms are luxuriously finished with white ROCA® porcelain, extra flat shower trays, glass partitions and water-saving taps. LED lighting in the ceilings and high-quality materials ensure an elegant appearance. Each villa has a spacious garden with a programmable irrigation system, decorative gravel and paved areas. The terraces are equipped with water connections, and the solarium offers extra comfort with lighting and electrical sockets, ideal for relaxation and outdoor living. The solarium is flat and walkable, with a focus on thermal insulation and waterproofing. The private pool is carefully integrated into the design of the garden and offers a perfect place for relaxation. The plot is enclosed by a stone wall and metal elements, including a motorized sliding gate for vehicles. These villas are equipped with a video intercom system and modern outdoor lighting of the DOPO CUB type. The villas have a high-quality hot water system using solar panels and a 120-litre accumulator, or the energy-efficient "Aerotemia News Evo 110" model by Ariston®. In addition, air conditioning via a General® heat pump system and air ducts (except in the bathrooms) ensure optimum comfort in all seasons. The villas are ideally located in San Javier, Murcia, with excellent connections to a range of amenities. Murcia Airport (Murcia International Airport) is just a 32-minute drive away (30.4 km), providing easy access to international travel. For golf enthusiasts, the nearest golf resort, Roda Golf & Beach Resort, is just 5.4 km away, or an 8-minute drive. Additionally, the beautiful coastline of Santiago de la Ribera is just 2.6 km away, or a 9-minute drive, perfect for enjoying the beach and the Mediterranean Sea. These villas offer a luxurious and functional living experience in a beautiful setting on the Costa Cálida, with all amenities within easy reach. If you would like more information about these villas, the region, what to consider when buying a property in Spain, or any questions you may have, please do not hesitate to contact us and we will be happy to help you. GLOBAL-SPAIN REAL ESTATE (Costa Blanca, Costa Cálida, Balearic Islands) (please use the form to

respond ) / + (please use the form to respond ) (NL, EN, DE, FR, ES) The Global-Spain team wishes you a pleasant search for your dream home in Spain!

## property details

Spanishstate id:	<b>6346144</b>
reference::	<b>GS1973</b>
close to/ located:	<b>San Javier Urbanización</b>
region:	<b>Vega De Granada</b>
property type:	<b>villa</b>
rooms:	<b>3</b>
property surface:	<b>129 m2</b>
surface plot:	<b>215 m2</b>
price:	<b>€ 495.000</b>

## contact

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