



## Detached Villa for sale in San Javier, San Javier

299,900 €

Reference: N8568   Bedrooms: 3   Bathrooms: 2   Plot Size: 169m<sup>2</sup>   Build Size: 85m<sup>2</sup>   Terrace: 77m<sup>2</sup>





## Costa Calida, San Javier

**Exclusive New Construction Villas in San Javier, Murcia Modern Living with Private Pools and Premium Features** This exclusive new construction project offers only three independent villas, each designed with contemporary aesthetics and featuring private swimming pools with cascading waterfalls. Situated in San Javier, Murcia, these single-story homes provide three spacious bedrooms, two modern bathrooms, a private solarium, and parking on the plot. The open-plan layout integrates a fully furnished kitchen and a bright living-dining area, creating a seamless and stylish living environment. **Prime Location in San Javier** Located in the vibrant town of San Javier, these villas are surrounded by a wealth of amenities, including shops, restaurants, and sports facilities. The stunning beaches of the Mar Menor are just 4 km away, perfect for relaxing by the calm, warm waters, while the Mediterranean coastline is only a 10-minute drive. Golf enthusiasts will appreciate the proximity to several renowned golf courses, such as Roda Golf and Mar Menor Golf, within a 10 km radius. **Features Designed for Modern Comfort** Each villa is constructed to the highest standards, ensuring comfort and energy efficiency. Key features include: Anthracite PVC exterior carpentry with thermal break and double-glazed windows for optimal solar protection. Fully equipped kitchens with integrated appliances, including a refrigerator, oven, microwave, cooktop, extractor hood, and dishwasher. Air conditioning pre-installation via ductwork. Aerothermal hot water system for eco-friendly living. High-security armored entrance doors and automated vehicle gates with video intercom. Outdoor solarium with a summer kitchen, perfect for entertaining. **Accessibility to Key Points of Interest** San Javier boasts excellent connectivity, making it an ideal choice for year-round living or as a holiday home. Murcia-Corvera Airport: 30 km Alicante Airport: 75 km Zenia Boulevard Shopping Center: 30 km Los Alcázares Marina: 7 km Golf Courses: Various within 10 km **Your Dream Home Awaits** Enjoy the perfect blend of modern design, premium features, and a prime location in San Javier. Don't miss the opportunity to own one of these limited-edition villas and experience the best of Mediterranean living. Contact us today for more information or to schedule a viewing.



## Features:

### Features

Gated  
Private Pool  
Terrace: 76 Msq.  
Near Commercial Center  
Solarium: Yes  
Useable Build Space: 80 Msq.  
Near Trees  
Garden  
Double Bedrooms: 3  
Near Schools  
Beach: 3500 Meters  
Air Conditioning: Pre-Installed

### Energy Rating

B

### CO2 Emission Rating

B