



## 3 Bedrooms - Villa - Murcia - For Sale - N8300



### Agenten-Info

Name:	Darren Brown
Name der Firma:	Calida International Properties
Land:	Spanien
Erfahrung seit:	2005
Art der Immobilie:	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	English, Spanish
Webseite:	<a href="http://calidainternationalproperties.co.uk">http://calidainternationalproperties.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 451,500

#### Standort

Land:	Spanien
Staat/Region/Provinz:	Region Murcia
Veröffentlicht:	17.02.2025
Beschreibung:	

Discover the epitome of modern living with this exceptional three-bedroom, two-bathroom villa, located within the prestigious Altaona Golf Resort in Murcia. This stunning new-build property is designed to offer an unparalleled combination of comfort, style, and convenience, ensuring a lifestyle of pure luxury. Nestled in a peaceful and secure environment, the villa is just a short 15-minute drive from the vibrant centre of Murcia, offering easy access to the city's rich cultural offerings, dining, shopping, and entertainment. The golden beaches are only 20 minutes away, allowing you to effortlessly enjoy the Mediterranean coastline. Situated within the renowned Altaona Golf Resort, this villa overlooks the 18-hole golf course, making it the ideal choice for golf enthusiasts. The property is also conveniently located just 15 minutes from Corvera Airport, ensuring seamless travel connections.

#### Key Features:

**Energy Efficient:** The villa boasts an A-rated Energy Certificate, ensuring that it is both environmentally friendly and cost-efficient. With its cutting-edge insulation and energy-saving systems, the property offers reduced energy consumption, helping to minimise both your carbon footprint and utility bills.

**Modern Climate Control:** Stay comfortable throughout the year with ducted air-conditioning across the



villa, excluding the bathrooms. A highly efficient heat pump system offers both cooling and heating, maintaining a perfect temperature no matter the season. Additionally, the living room and bathrooms feature electric underfloor heating, with individual thermostats in each zone for personalised control.

**Air Renewal System:** Designed to maintain a fresh and healthy living environment, the villa is equipped with a state-of-the-art air renewal system. This system ensures the circulation of fresh air in key areas such as the kitchen, bathrooms, laundry room, and guest toilet, contributing to an optimal atmosphere in the home.

**Stylish Open-Plan Kitchen:** The heart of the home is the spacious open-plan kitchen, which combines both style and functionality. High-quality fittings, including an extractor hood and a three-point electric induction hob, make cooking a pleasure. The kitchen seamlessly connects with the living areas, creating a welcoming environment for family gatherings and entertaining.

**Smart Lighting & USB Connectivity:** The villa is equipped with modern LED lighting in the living room, hallway, and exterior, offering a sleek and energy-efficient lighting solution. The remaining rooms are pre-wired for future owners to install their preferred lighting fixtures. For added convenience, USB sockets are installed in all bedrooms, allowing for easy charging of devices.

**Home Automation:** Featuring a modern home automation system, the villa includes two smart switches that provide intuitive control over key elements of the home. From lighting to climate control, everything is within reach, enhancing comfort and convenience.

**Private Outdoor Space:** The villa is complemented by a beautifully landscaped garden, complete with a drip irrigation system to maintain its lush greenery. The garden is designed to offer privacy and tranquillity, perfect for enjoying the outdoors in peace. A private pool further enhances this outdoor sanctuary, providing an ideal place to relax and unwind. A designated parking space ensures that your vehicles are safely stored.

**Security & Privacy:** Set within a gated community, the villa enjoys a high level of security and privacy. The urbanisation is enclosed with exterior fencing, and vehicle access is controlled by a metal sliding gate with a remote opening system, ensuring the safety and peace of mind of its residents.

### The Perfect Location

This villa enjoys an unrivalled position within the Altaona Golf Resort, offering residents the perfect balance of peaceful living and convenient access to the best of Murcia. The golf course, with its challenging 18-hole layout, is the perfect place for those who enjoy the game. For those seeking relaxation or adventure, the nearby beaches are just a short drive away, while the cultural and historical attractions of Murcia are also within easy reach. The proximity to Corvera Airport adds another layer of convenience, making this villa an ideal choice for frequent travellers.

With its blend of modern design, luxurious features, and prime location, this three-bedroom, two-bathroom villa in Altaona Golf Resort offers a truly exceptional living experience. Whether you're a golf lover, nature enthusiast, or simply someone who appreciates the finest things in life, this villa is the perfect place to call home.



Last Updated:

Neu: Ja

## Allgemein

Schlafzimmer: 3

Badezimmer: 2

Fertige m<sup>2</sup>: 107 m<sup>2</sup>

Grundstücksgröße: 353 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 5

## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX6.655.812

