



## 3 Bedrooms - Villa - Murcia - For Sale - N8305



### Agent Info

Naam:	Darren Brown
Bedrijfsnaam:	Calida International Properties
Mistlampen:	Spain
Experience since:	2005
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	English, Spanish
Website:	<a href="http://calidainternationalproperties.co.uk">http://calidainternationalproperties.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 623,500

### Locatie

Aanbevolen Auto Onderdelen:	Spain
Staat/Regio/Pronvincie:	Murcia
Geplaatst:	17-02-2025
Omschrijving:	

Discover the epitome of contemporary living in this exquisite new-build villa, located in the prestigious Altaona Golf Resort in Murcia. Designed to offer comfort, style, and convenience, this home features a thoughtfully planned layout with three spacious bedrooms, three modern bathrooms, and an array of high-end features to suit your lifestyle.

Set within a tranquil and secure environment, the villa is just 15 minutes by car from the vibrant centre of Murcia and 20 minutes from the sun-kissed beaches, allowing you to enjoy the best of both worlds—peaceful living with easy access to the city and coastal attractions. The renowned Altaona Golf Course, which boasts an 18-hole course, provides a perfect backdrop for this luxurious property, making it an ideal location for golf enthusiasts. Additionally, the Corvera Airport is only 15 minutes away, offering 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 in terms of energy consumption.

**Modern Climate Control:** Enjoy year-round comfort with ducted air-conditioning throughout the villa, except for the bathrooms. The heat pump provides efficient cooling and heating, keeping the interior



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temperature just right. Electric underfloor heating in the living room and bathrooms adds an extra layer of warmth, with individual thermostats in each zone for personalised control.

**Air Renewal System:** The home is equipped with a modern air renewal system, ensuring a constant supply of fresh air throughout key areas, including the kitchen, bathrooms, laundry room, and guest toilet. This promotes a healthy and comfortable living environment.

**Stylish Open-Plan Kitchen:** The spacious open-plan kitchen includes high-quality fittings, such as an extractor hood and a three-point electric induction hob. It is designed to be both functional and stylish, making it the heart of the home.

**Smart Lighting & USB Connectivity:** The villa comes with LED lighting in the living room, hallway, and exterior. The remaining rooms are prepared for future owners to install their preferred lighting fixtures. Additionally, USB sockets are included in all bedrooms, making it easy to charge devices directly.

**Home Automation:** The villa features a modern home automation system, including two smart switches that allow you to control key aspects of your home with ease.

**Private Outdoor Space:** The property is complemented by a private landscaped garden with a convenient drip irrigation system. The garden is designed to offer privacy and tranquillity, and the addition of a private pool provides a perfect spot for relaxation. A designated parking space is also included, ensuring that your vehicles are safely stored.

**Security & Privacy:** The urbanisation is secured with exterior fencing, and the vehicle access gates feature a metal sliding gate with a remote opening system, providing peace of mind for residents.

### The Perfect Location

This stunning villa is ideally situated within the exclusive Altaona Golf Resort, offering an unparalleled blend of tranquillity and accessibility. Enjoy the peace and serenity of living on a world-class golf course while being just a short drive away from Murcia's vibrant city centre, which offers a wealth of dining, shopping, and cultural experiences. The nearby beaches provide the perfect escape for sun-seekers, while the proximity to Corvera Airport ensures that travelling is always convenient.

With its elegant design, modern features, and prime location, this three-bedroom, three-bathroom villa in Altaona Golf Resort offers the ultimate in luxury living. Whether you're a golf enthusiast, a lover of nature, or someone who simply enjoys the finer things in life, this villa is the perfect place to call home.

Last Updated:

Nieuw: Ja

### **Algemeen**

Slaapkamers: 3

Badkamers: 3

Afgewerkte vierkante meter: 213 m<sup>2</sup>



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Lot Afmeting: 545 m<sup>2</sup>

### **Room details**

Total rooms: 6

### **Utility details**

Heating: Ja

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.655.810

