



## Los Alcázares - Villa



3	2	350	350			<b>289 900 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### New Luxury Modern Villa

These fine 3 bedroom detached villas have light, comfortable living areas with views of the garden & an area to build a swimming pool.

The villa has a large private 350m<sup>2</sup> plot giving ample terraces, an area where it's possible to build a pool & garden around the villa.

The comfortable living room has double glass, sliding doors overlooking a broad terrace with a shady pergola for dining outdoors.

These villas have more than 250m<sup>2</sup> of outdoor living space for sunbathing, playing by the pool or inviting friends for a barbeque.

There are 3 generous, double bedrooms with built-in wardrobes. All have ducting for air conditioning. The master bedroom has a bathroom en-suite & there is a second guest shower room for bedrooms 2 & 3.

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The villas have modern fitted kitchens & bathrooms & owners can choose colors for kitchen units & tiles for floors, walls (in kitchens & bathrooms) & terraces. Unobtrusive air conditioning & hot air ducting is installed in the ceilings.

Gardens are surrounded by a 40cm wall with hedging for privacy & at the front with gates.

Buyers can decide to increase the height of the wall around the rear garden up to a height of 180cm (5 foot 10 inches) or add fencing or hedging for more privacy.

Each villa has a good-sized garage which could also be used as a hobby room, storage or studio.

Pools or Jacuzzi baths can be added at an extra cost. Located just 1km from the beaches of the Mar Menor; Los Alcázares is on the edge of the Mar Menor & boasts 7km of beach.

An ideal place for water sports, relaxed living or simply enjoying the sun. Situated in the region of Murcia, 24 km from the town of Cartagena, Los Alcázares is the perfect location for your home in Spain!

From 289,900 Euros & with solarium from 299,900 Euros contact us now for more details!

Our team of property coordinators are happy to answer any questions you have, any time of the day.  
**ENQUIRE NOW!**

#### ABOUT LOS ALCAZARES

Los Alcázares is located on the shores of the Mar Menor, surrounded by the municipalities of San Javier, Torre Pacheco and Cartagena.

Its main activity is tourism, the town sits on the shores of the Mar Menor, Europe's largest salt water lake, which multiplies the population in summer with holidaymakers, attracted by kilometres of soft sands, the warm and safe shallow waters and the opportunities to enjoy the superb water sports facilities.

#### ABOUT SPACE:

Space Marbella offers a wide range of properties on the Costa del Sol, Costa Blanca and Costa Calida. Through close links with developers, local and national banks and individual owners we are able to source the very best properties. We update our portfolio on a daily basis including bank repossessions and distressed sales to make sure that our clients get the very best deals available.

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#### WHAT OUR CLIENTS SAY ABOUT US:

We had such outstanding service from Lorraine and Nathalie, we did not hesitate to recommend Space Marbella to our friends.

Robert and Louise Mclarrie



## Property Features

- Pool
- Garden
- Terrace
- Garage
- Walking distance to beach