



**Property type :** Detached Villa

**Location :** San Javier

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Parking :** Private parking

**House area :** 85 m<sup>2</sup>

**Plot area :** 158 m<sup>2</sup>



Solarium



Airconditioning (cool/heat)

### 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  
Zenía 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.