



**Property type :** Villa

**Location :** San Javier

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2026

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** N/A

**Parking :** Street Parking

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

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

**Terraces area :** 76 m<sup>2</sup>

**Airport :** 25 mins

**Beach :** walking

**City :** 5 mins

**Golf :** 5 mins

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Fenced Plot

✓ Mains Electric

✓ Double Glazing

✓ Terrace

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ Mains Sewerage

Here's an enhanced version of your property listing with more details, emphasizing luxury, lifestyle benefits, and unique selling points.

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### ### **\*\*Exclusive New Construction Villas in San Javier, Murcia\*\***

#### #### **\*\*Modern Elegance with Private Pools and Premium Features\*\***

Discover a new standard of luxury with this exclusive collection of **\*\*only three independent villas\*\***, each thoughtfully designed to provide an unparalleled living experience. Nestled in the sought-after area of **\*\*San Javier, Murcia\*\***, these contemporary single-story homes offer the perfect blend of modern aesthetics, comfort, and functionality.

Each villa boasts **\*\*a private swimming pool with a cascading waterfall\*\***, creating a serene outdoor oasis. The **\*\*spacious solarium\*\*** is an ideal space for relaxation or entertaining, offering breathtaking views and a fully equipped **\*\*summer kitchen\*\*** for alfresco dining.

Inside, the open-plan layout is **\*\*bathed in natural light\*\***, seamlessly integrating a stylish **\*\*living-dining area\*\*** with a fully furnished **\*\*modern kitchen\*\***, equipped with state-of-the-art appliances. These residences are designed to offer an effortless indoor-outdoor lifestyle, perfect for both full-time living and holiday retreats.

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#### ### **\*\*Prime Location in San Javier\*\***

San Javier is a vibrant and well-connected town offering everything you need within easy reach. These exclusive villas are situated in a **\*\*privileged location\*\***, surrounded by essential amenities, including supermarkets, restaurants, cafes, and sports facilities.

For beach lovers, the stunning shores of the **\*\*Mar Menor\*\*** are only **\*\*4 km away\*\***, providing **\*\*calm, warm waters and beautiful sandy beaches\*\***, ideal for swimming and water sports. The **\*\*Mediterranean coastline\*\*** is just a **\*\*10-minute drive\*\***, offering even more pristine beaches and scenic seaside landscapes.

Golf enthusiasts will be delighted by the close proximity to **\*\*several renowned golf courses\*\***, including:

- **\*\*Roda Golf\*\*** - A championship course just 5 km away.
- **\*\*Mar Menor Golf\*\*** - A prestigious course within a 10 km radius.
- **\*\*Other top golf courses\*\*** within a short drive, making this an excellent choice for golf lovers.

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#### ### **\*\*Unmatched Features for Modern Comfort\*\***

Every villa is **\*\*built to the highest standards\*\***, incorporating cutting-edge materials and smart design solutions for optimal **\*\*energy efficiency and comfort\*\***.

#### #### **\*\*Key Features:\*\***

- ✓ **\*\*Private swimming pool\*\*** with a stylish **\*\*cascading waterfall\*\*** feature.
- ✓ **\*\*Anthracite PVC exterior carpentry\*\*** with **\*\*thermal break\*\*** and **\*\*double-glazed windows\*\*** for superior insulation and sun protection.
- ✓ **\*\*Fully furnished kitchens\*\*** with integrated high-end appliances:
  - Refrigerator
  - Oven & microwave
  - Cooktop & extractor hood
  - Dishwasher
- ✓ **\*\*Pre-installed ducted air conditioning\*\*** for year-round climate control.
- ✓ **\*\*Aerothermal hot water system\*\*** for sustainable and energy-efficient living.
- ✓ **\*\*High-security armored entrance doors\*\*** for peace of mind.
- ✓ **\*\*Automated vehicle gate\*\*** with **\*\*video intercom\*\*** for enhanced security.
- ✓ **\*\*Outdoor solarium\*\*** featuring a **\*\*summer kitchen\*\***, perfect for enjoying the Mediterranean climate.

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#### ### **\*\*Unbeatable Accessibility\*\***

Whether you are looking for a permanent residence, a vacation home, or an investment property, these villas offer **\*\*excellent connectivity\*\*** to key destinations: