



**Property type :** Villa

**Location :** San Pedro del Pinatar

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Built surface :** 155 m<sup>2</sup>

**Plot surface :** 420 m<sup>2</sup>

✓ Pre-air conditioning

## NEW BUILD VILLA IN SAN PEDRO DEL PINATAR

An exclusive New Build villa in San Pedro del Pinatar.

Luxury villa that optimizes space to the maximum by enhancing each of the rooms.

### The exterior:

It all begins with the garden, located next to the living room. It is divided into a porch and a yard space where a private pool welcomes you in. The porch will be the centre of your new life and will make you want to stay at home. We're talking about a space that is completely oriented and designed for relaxation and tranquility.

### The interior:

Entering through the large window that separates the porch and the interior, we find the main room: a living-room dining-room kitchen that perfectly takes advantage of the natural light offered by the large windows. It is an open space that combines comfort and elegance without neglecting the functionality that anyone looks for in their home.

The living room connects the exterior with the interior with large, glazed spaces that allow you to always have a view of your porch.

Knowing that the rest area is a vital part of any home, as we go upstairs, we find conscientiously designed rooms such as the master bedroom, which has an en suite bathroom and a dressing room. The rest of the rooms are equipped with cross ventilation and fitted closets.

San Pedro del Pinatar's privileged location on the Mar Menor and Mediterranean coastline it attracts those with an interest in sailing and watersports, providing marina mooring and sailing clubs, while the beaches and natural mud baths attract those seeking safe sun, sea and sand.

San Pedro del Pinatar has an established community and offers an excellent range of activities, including covered swimming pool and sports facilities, as well as a year round programme of social activities by the pleasant winter weather. The benefits of the mud baths, typical of the region, or the calm waters of the Mar Menor, have favoured the growth of Lo Pagán, which currently has all kind of amenities. In addition, it has an excellent location, just 5 minutes from the Commercial Centre Dos Mares.





PLANTA ALTA

SUPERFICIE UTIL	
	VIVIENDA
PLANTA BAJA	73.68 m <sup>2</sup>
PLANTA PRIMERA	51.92 m <sup>2</sup>
SUPERFICIE UTIL	125.60 m <sup>2</sup>
SUPERFICIE CONSTRUIDA	
	VIVIENDA
PLANTA BAJA	89.68 m <sup>2</sup>
PLANTA PRIMERA	66.03 m <sup>2</sup>
SUPERFICIE CONSTRUIDA	155.73 m <sup>2</sup>
SUPERFICIE PISCINA	32.00 m <sup>2</sup>



PLANTA BAJA

SUPERFICIE UTIL	
	VIVIENDA
PLANTA BAJA	73.68 m <sup>2</sup>
PLANTA PRIMERA	51.92 m <sup>2</sup>
SUPERFICIE UTIL	125.60 m <sup>2</sup>
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