



**Property type :** Villa

**Location :** San Pedro del Pinatar

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Built surface :** 121 m<sup>2</sup>

**Plot surface :** 305 m<sup>2</sup>

✓ Pre-air conditioning

## NEW BUILD VILLA IN SAN PEDRO DEL PINATAR

New Build beautiful two level villa have been thoughtfully designed to provide the perfect individual private contemporary living space, featuring double full glass sliding doors that open directly on to a large terrace with private swimming pool enclosed gardens with off road parking. "SUN ALL DAY" with first floor terraced area to enjoy the sun all day long ... Located in a centralised, established residential area just 10 minutes walk to the beaches in San Pedro del Pinatar.

This south facing plot is located in a residential area just 25 minutes from the city of Cartagena and 30 minutes from the new Covera (Murcia International Airport).

Perfect for living ... This signature villa offers an oversized generous feel with 3 bedrooms, 3 bathrooms, guestb toilet, storage laundry area, open plan lounge and dining area, covered terrace, open terraces from the master bedrooms on the first floor, super large private swimming pool (38m2) to the front with off road parking and garden area.

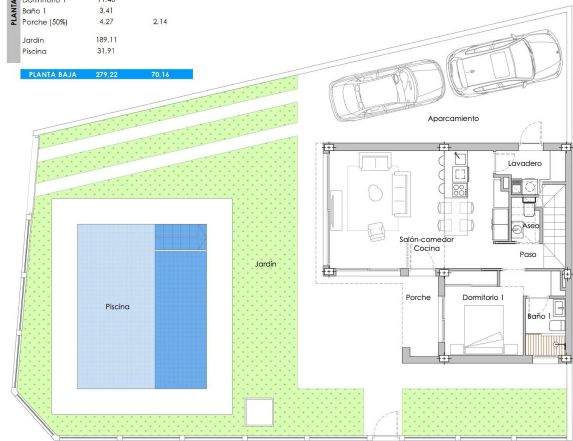
San Pedro del Pinatar's privileged location on the Mar Menor and Mediterranean coastline it attracts those with an interest in sailing and watersports, providing marina mooring and sailing clubs, while the beaches and natural mud baths attract those seeking safe sun, sea and sand.

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.

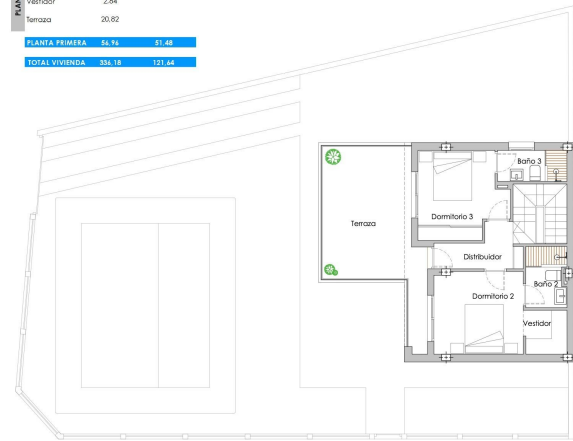




ESTANCIA	SUPERFICIE ÚTIL (m²)	SUPERFICIE CONSTRUIDA (m²)
Salón - comedor cocina	30,39	
Patio	2,66	
Lavadero	4,14	
Aseo	1,87	
Dormitorio 1	11,46	
Baño 1	3,41	
Porche (50%)	4,27	2,14
Jardín	189,11	
Piscina	31,91	
<b>PLANTA BAJA</b>	<b>279,22</b>	<b>23,16</b>



ESTANCIA	SUPERFICIE ÚTIL (m²)	SUPERFICIE CONSTRUIDA (m²)
Distribuidor	4,35	
Dormitorio 2	11,11	
Baño 2	3,78	
Dormitorio 3	10,80	
Baño 3	3,76	
Vestibor	2,84	
Terraza	20,82	
<b>PLANTA PRIMERA</b>	<b>55,16</b>	<b>51,43</b>
<b>TOTAL VIVIENDA</b>	<b>334,18</b>	<b>121,44</b>



LEYENDA DE MATERIALES	
[Color]	GRANITO
[Color]	CERAMICO ANTIFUJAS
[Color]	PISO DE CERAMICO INTERIOR
[Color]	ENCUADO CERAMICO DESDE EL INTERIOR
[Color]	CERAMICO Y MANTAPEDRA EN SALA

