



## Vrijstaande villa te koop in Torre Pacheco

430.000 €

Referentie: AC12830 Slaapkamers: 2 Badkamers: 2 Plotgrootte: 170m<sup>2</sup> Perceelgrootte: 177m<sup>2</sup>





## Mar Menor, Torre Pacheco

Resale Furnished Detached Villa with Private Pool and Solarium in Santa Rosalia Lake and Life Resort, Murcia This beautifully presented villa is a rare find within the prestigious Santa Rosalia Lake and Life Resort, offering luxury living with a focus on outdoor enjoyment. Fully furnished and ready for immediate occupancy, this villa boasts private amenities, ample space, and the flexibility to tailor its basement for additional uses. Property Highlights: - Ground Floor: Enjoy a bright open-plan lounge, dining, and kitchen area that flows seamlessly through large glass sliding doors to a tiled garden featuring a private pool—perfect for sunbathing, dining, and relaxing. A double bedroom and a convenient shower room complete this level, ideal for guests or family members. - Upper Floor: The second level includes a spacious double bedroom with an en-suite shower room and glass sliding doors that open to a private sun terrace, ideal for morning coffees and serene evening views. - Solarium: A rooftop solarium with a built-in awning and pergola provides additional outdoor space, offering shade and stunning panoramic views. - Basement: This versatile concrete basement offers ample potential for customisation, allowing you to create an extra bedroom, living area, gym, or entertainment space to suit your needs. With a thoughtful layout designed for privacy and relaxation, this villa is perfect for those seeking a high-quality home or rental investment in a vibrant, resort-style community. Features of the resort include - Adventure golf covering 8,000 sqm, Disc Golf, Children's Areas, Petanque, Ping Pong and Chess, Yoga Area & Pilates, Picnic & BBQ Area, Multisports track, Cross Training, Kayak, Paddel Sup, Beach Club, Beach Volleyball, Gym, Recreation Areas, 5km of Paths and Tracks for Running and Cycling, Planned Commercial Area just outside the resort for Shops, Restaurants and Supermarkets. Santa Rosalia Lake and Life Resort is by no doubt the most exciting new project on the Costa Calida offering what has not yet been seen in this part of Spain. With a great infrastructure in place, children's play areas and the impressive and attractive lake, this has been one of the most popular places to purchase in the region of Murcia in 2023/2024. The Santa Rosalia lagoon is 17.000m2 and is surrounded by sandy beaches and palm trees, there are 2 islands, one of them with a bar. The resort has been designed and landscaped by experienced architects, engineers and landscape designers. Additional services within the resort include a clubhouse and other sports and leisure facilities to cater for the whole family. There is a cycle path and running track so you can keep fit and enjoy running or cycling around this truly beautiful resort. The resort has won the European Property Award for the Best Mixed Use Development in Spain 2021-2022, 2023-2024 and 2024-2025 plus Best Architecture Mixed Use in Spain 2024-2025 which is a fantastic achievement and a great reason to invest in a property on this fabulous resort. Jose Diaz Garcia SA together with Crystal Lagoons have designed the biggest artificial lake in Europe with crystal clear waters. The infinite turquoise waters and sandy beaches will be where many residents meet and enjoy their days and evenings relaxing in the excellent climate of the Murcia region. La Reserva at Santa Rosalia Lake and Life Resort is an area within the resort reserved as a green area to enjoy barbecues and activities like mini golf and frisby golf. Sustainability - The Mediterranean vegetation has been selected for both its beauty and low water consumption. Location of Santa Rosalia Lake and Life Resort - The resort is in an ideal location located between Los Alcazares & Torre Pacheco in the region of Murcia on the Costa Calida. Only a 5-minute drive to Los Alcazares, Mar Menor beaches, services, amenities and sports and leisure facilities. There are also numerous golf resorts in the area known as a golfers paradise. Also being only a few minutes drive from the AP-7 motorway makes it easy to commute to places like Cartagena, Alicante, Benidorm, Valencia etc Security at Santa Rosalia Lake and Life Resort - The resort is a private gated community with 24 hour security. Local Beaches close to Santa Rosalia Lake and Life Resort - The closest beach is at Los Alcazares only a 5 minute drive away. There are numerous beaches all along the coast giving you the option of the quiet waters of the Mar Menor or the blue seas of the Mediterranean. Airports near Santa Rosalia Lake and Life Resort - The closest airport is the region of Murcia International Airport at Corvera which is approximately 25 minutes and Alicante Airport approximately one hours drive. Supermarkets close to Santa Rosalia Lake and Life Resort - In Torre Pacheco there is a large Mercadona and in Los Alcazares there are numerous supermarkets including Mercadona, Lidl, Aldi and Consume. There is also a small Spar supermarket in Mar Menor Golf Resort just a few minutes away. Schools close to Santa Rosalia Lake and Life Resort - Kings College International Private School runs a school bus from the nearby Mar Menor Golf Resort. The school is a 20 mins drive from Santa Rosalia Lake and Life Resort -



<https://www.murcia.kingscollegeschools.org/es> Las Claras Del Mar Menor School in Los Alcazares is approximately 10 minute drive - <https://lasclarasdelmarmenor.es/> There is also a local public school in the town of Torre Pacheco Hospitals and Medical Services close to Santa Rosalia Lake and Life Resort - The local public hospital is Los Arcos at San Javier, approximately 10 minute drive from the resort. There are numerous Virgen Caridad Private Medical Centres in Torre Pacheco, Los Alcazares, San Javier, Cartagena and many other localities that offer a wide range of medical services and special services - <https://cmvcaridad.com> In Cartagena and Murcia, Virgen Caridad along with various others have private hospitals offering specialist clinics. Hotels close to Santa Rosalia Lake and Life Resort - Caleia Mar Menor Spa & Golf Resort is a five star hotel on the Mar Menor Golf Resort only a few minutes away. <https://www.caleiamarmenorspahotel.com> Hotel Atrio del Mar 4 star hotel in Los Alcazares - <https://hotelatriodelmar.com> Hotel 525 in Los Alcazares - <https://www.525.es> Transport There is a bus station and a train station in Torre Pacheco. Private and local taxis are easily available

Frequent Questions and Answers

Q. Who owns Santa Rosalia Lake and Life Resort? A. Santa Rosalia Lake and Life Resort is owned by Jose Diaz Garcia S.A. who have been established since 1957 and are highly respected in the area.

Q. What type of properties are available at Santa Rosalia Lake and Life Resort? A. There are apartments ranging from two storey up to four storey plus detached villas with and without private swimming pools at the current time. The properties are being built by Jose Diaz Garcia and various different developers that meet the high standards of Jose Diaz Garcia S.A

Q. How many properties are planned to be built on Santa Rosalia Lake and Life Resort? A. There are 1,400 properties planned

Q. What are the community fees for the properties? A. An apartment will start from approximately 200 euros per month and a villa from 300 euros per month.

Q. Are any properties finished on the resort? A. Yes, the completion of the first phase of properties has already completed with owners now in occupation. The clubhouse is now open and the lake is now open to residents with a timetable.

Q. Is there a swimming pool on the resort? A. Yes there are communal swimming pools within each community for use by their own community owners. Many of the detached villas have their own private swimming pools. There is also the white sandy beaches of the lake.

Q. Will the lake be open to the public? A. No, the lake is for use by the residents of Santa Rosalia Lake and Life Resort

Q. What watersports are available at the lake? A. Swimming, Kayaks, Paddle Boards, Water fitness activities

Q. Will there be a concierge service? A. Yes there will be a concierge service for airport transfers and booking restaurants and activities

Q. How far is Santa Rosalia Lake and Life Resort from the beach? A. The nearest beach is Los Alcazares on the Mar Menor which is a 5 minute drive plus a choice of numerous beaches along the coast of the Mar Menor and Mediterranean.

Q. Is Santa Rosalia Lake and Life Resort just a holiday resort? A. No there are permanent residents living on the resort.

Q. What nationalities are buying on Santa Rosalia Lake and Life Resort? A. The resort is popular with a variety of British, European and International buyers giving a good mix of nationalities on the resort.

Q. Are there furniture packages available for the properties on Santa Rosalia Lake and Life Resort? A. Yes there are a few furniture shops that we can recommend for furniture packages. Please contact us for further information. We also have contacts for air conditioning, swimming pools, basement conversions etc.