

## Villa détachée à vendre à San Javier

399 000 €

Référence: AC12155    Chambres: 3    Bain: 2    Terrain: 200m<sup>2</sup>    Construite: 110m<sup>2</sup>



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## Costa Calida, Santiago de la Ribera

One Level Villa with Heated Pool, Roof Terrace, and in a Prime Location Only 700 Meters from the Beach. This stunning south-facing villa blends modern comfort, tranquility, and convenience, making it a perfect retreat for enjoying Mediterranean living. Property Highlights - \*Bedrooms and Bathrooms\*: 3 spacious bedrooms and 2 stylish bathrooms. - \*Living Area\*: 100m<sup>2</sup> of thoughtfully designed, single-level open plan living space. - \*Outdoor Space\*: A generous 200m<sup>2</sup> fully walled garden ensures privacy and peace. - \*Pool and Terrace\*: Private heated chlorine pool, outdoor rain shower, and expansive terraces. - \*Roof Terrace\*: Equipped with a pergola and a fully outfitted outdoor kitchen for year-round enjoyment. Outdoor Features - South-east facing terrace for sun from morning until late afternoon. - Spacious roof terrace perfect for entertaining or relaxing. - Private heated swimming pool with a heat pump for year-round use. - Two electric sunscreens for added comfort. - Storage room. Interior Features - Modern kitchen fully equipped with high-quality appliances. - Bright, airy living room with direct terrace access via glass sliding doors. - Bedrooms with built-in wardrobes, air conditioning, and electric shutters. - Bathrooms designed with elegant rain showers. - Additional comforts: air conditioning throughout, underfloor heating, video intercom system. - Sold furnished (outdoor furniture excluded). Prime Location Nestled on a quiet street, this villa is just 700 meters from the beach and within walking distance of: - Restaurants, bars, and shops. - A supermarket, children's playgrounds, and a dog park. - Dos Mares shopping center, just 500 meters away. The villa is close to the scenic promenade of Santiago de la Ribera on the Mar Menor, a fantastic spot for leisurely strolls and dining at seaside tapas bars and restaurants. Outdoor enthusiasts will appreciate the area's water sports, golf, and other recreational activities. Don't miss your chance to own this slice of paradise. Contact us today to arrange a viewing! Santiago de la Ribera is a charming coastal town on the Mar Menor in the Murcia region of Southeastern Spain. Known for its stunning beaches, Mediterranean climate, and relaxed atmosphere, it attracts both tourists and property buyers looking for a serene lifestyle. Benefits of Buying a Property in Santiago de la Ribera 1. Prime Location - Proximity to the Sea: Properties are close to beautiful beaches with calm, warm waters. - Accessibility: The town is well-connected, with Murcia-Corvera Airport just 30 minutes away and Alicante Airport about an hour's drive. 2. Pleasant Climate Mild Winters & Warm Summers: With over 300 days of sunshine annually, it's perfect for year-round living or as a holiday destination. 3. Real Estate Value Affordable Prices: Compared to other Mediterranean hotspots, property prices are relatively reasonable. Investment Potential: A growing tourism sector ensures good rental income potential. 4. Quality of Life - Relaxed Lifestyle: It's peaceful yet lively, with local markets, promenades, and marinas. - Outdoor Activities: Water sports, sailing, fishing, and cycling are popular. 5. Cultural & Social Environment Spanish Charm: The town has a traditional Spanish feel with authentic tapas bars, restaurants, and festivals. Community & Services: Excellent healthcare, schools, and amenities cater to residents of all ages. 6. Legal & Economic Stability Secure Investment: Spain offers a transparent legal framework for property buyers. EU Residency Opportunities: Property ownership can assist with residency applications under Spain's Golden Visa program (for high-value purchases).