



## Villa for sale in Cartagena

595,000 €

Reference: AC12345 Bedrooms: 5 Bathrooms: 3 Plot Size: 297m<sup>2</sup> Build Size: 316m<sup>2</sup>





## Costa Calida, La Manga Golf Club

Welcome to your dream corner townhouse nestled within this tranquil community in La Manga Golf Club. This exquisite 4-storey residence is one of only 13 properties, offering a serene ambiance complemented by lush communal spaces including a delightful pool and garden area. Upon entering, you're greeted by an inviting foyer with a convenient guest toilet, setting the tone for the elegance and functionality found throughout. Ascend the stairs to the first floor, where a spacious dining area awaits, seamlessly connected to the sunlit lounge boasting a cosy fireplace. Glass doors open onto a sun terrace with built in BBQ, perfect for basking in the Mediterranean sun. The adjacent large kitchen, complete with modern appliances, promises culinary delight and effortless entertaining. Venture to the upper floor, where luxury abounds in the master bedroom featuring an en suite with a soothing hydromassage bath. Two additional generous double bedrooms, one with its own large en suite, provide ample space for relaxation. Ascend further to discover the pièce de résistance – a rooftop solarium spanning 64 m<sup>2</sup>, offering panoramic views of the picturesque communal pool and verdant golf course. The lower floor presents a versatile space ideal for conversion into a self-contained apartment. A hallway leads to a double bedroom and a convenient shower room, while an additional room offers potential as a kitchen or supplementary bedroom. The double garage, with access to the garden, presents further conversion opportunities, enhancing the home's versatility. All bedrooms feature fitted wardrobes, ensuring ample storage. Luxurious finishes grace the interiors, with natural wooden flooring on the first floor and elegant cream marble tiles adorning the rest of the house, including bathrooms and kitchen. Enjoy comfort year-round with hot and cold air conditioning in all bedrooms and the kitchen, complemented by underfloor heating in bathrooms and the kitchen. Step into the private garden oasis spanning 180 m<sup>2</sup>, ripe for personalization with the addition of an optional private swimming pool. At the front, a small garden area plus parking space for two cars, ensuring convenience. Modern amenities abound, including UPVC windows with Climalit, high-quality wooden doors, an alarm system, and a safe, providing peace of mind. Benefit from 24-hour security, allowing you to embrace a life of serenity and security in this idyllic haven. Sold unfurnished yet inclusive of essential appliances such as a washing machine, dryer, oven, hob, dishwasher, microwave, fridge freezer, and TV, this townhouse invites you to transform it into your ultimate retreat – a haven of comfort, luxury, and tranquility in the heart of La Manga Golf Club. La Manga Golf Club, nestled in the sun-kissed region of Murcia, Spain, is a prestigious haven for golf enthusiasts and luxury seekers alike. Set against the backdrop of breathtaking Mediterranean landscapes, this renowned destination promises a harmonious blend of world-class golfing facilities, luxurious accommodations, and unrivalled leisure opportunities. Spanning over 1400 acres of lush greenery and scenic vistas, La Manga Golf Club boasts three championship golf courses, each designed to challenge and inspire players of all skill levels. From the meticulously manicured fairways of the North Course to the undulating terrain of the South Course and the breath taking views of the West Course, every round offers an unforgettable golfing experience amid nature's splendour. Beyond its acclaimed golfing facilities, La Manga Golf Club is a veritable paradise for relaxation and recreation. The Club's luxurious accommodations range from elegant villas and townhouses to opulent apartments, providing the perfect retreat after a day on the fairways. Indulge in pampering spa treatments, unwind by sparkling pools, or savour exquisite Mediterranean cuisine at the Club's fine dining establishments, where culinary delights await. For those seeking adventure, La Manga Golf Club offers a plethora of outdoor activities, including tennis, paddle tennis, and water sports along the pristine shores of the Mar Menor. Explore the surrounding natural beauty with hiking and biking trails, or embark on a leisurely boat excursion to discover hidden coves and secluded beaches along the scenic coastline. With its idyllic Mediterranean climate, La Manga Golf Club beckons visitors year-round, offering endless opportunities for relaxation, recreation, and rejuvenation. Whether you're seeking a golfing getaway, a romantic retreat, or a family-friendly vacation, this exclusive enclave epitomizes the epitome of luxury living and leisure in Murcia, Spain. Experience the allure of La Manga Golf Club and embark on a journey of unparalleled elegance and sophistication amidst Spain's enchanting coastal paradise.