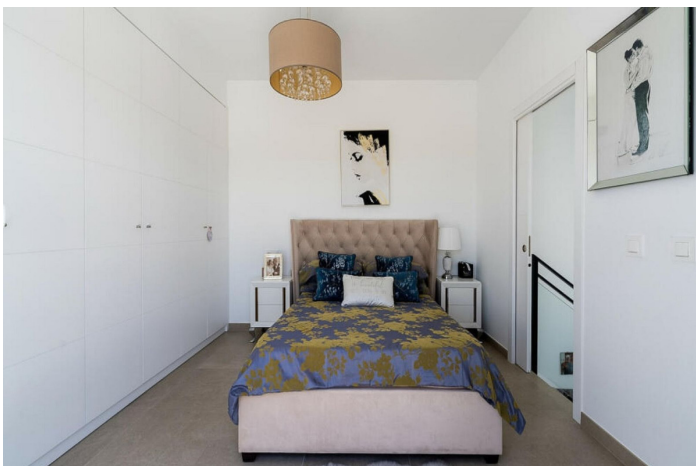




## Villa for sale in San Pedro del Pinatar

449,000 €

Reference: AC12469 Bedrooms: 4 Bathrooms: 3 Build Size: 144m<sup>2</sup>





## Costa Calida, San Pedro del Pinatar

Welcome to this exquisite villa that offers a perfect blend of comfort, luxury, and convenience. Nestled in a prime location, this property presents an array of remarkable features that will exceed your expectations. From the moment you enter, you'll be greeted by a secure entry system and electric front gates, guiding you towards a spacious terrace that beckons you to embrace the outdoors. This inviting space provides ample room for outdoor dining, sunbathing, and relaxation, ensuring that you can fully indulge in the tranquility and beauty of your surroundings. As you step onto the front terrace, you'll be captivated by your own private swimming pool, a refreshing oasis that can be heated to your desired temperature. The expansive terrace, designed with entertaining in mind, offers a delightful venue for hosting family gatherings and creating cherished memories with friends. Additionally, this remarkable villa encompasses side and rear terraces, allowing you to fully appreciate every aspect of outdoor living. Upon entering the villa through the side entrance, you'll find yourself in the inviting living room, seamlessly connected to the open-plan kitchen. The living room boasts captivating views of the pool and features large patio doors that can be opened during warm weather, providing a seamless transition between the interior and exterior spaces. The kitchen, with its modern design and integrated appliances, offers a culinary haven with ample storage space to fulfill all your culinary needs. The villa graciously accommodates its guests with a variety of bedrooms. A bedroom located off the living room boasts fitted wardrobes and patio doors that open out to the inviting pool area, offering a private sanctuary. Adjacent to this bedroom, a full-size shower room showcases contemporary furniture and fixtures. Beyond the kitchen area lies a remarkable space unique to this villa—a large storage room specifically designed for storing bicycles, golf clubs, and other recreational equipment. The current owners have ingeniously transformed this space into a practical haven, complete with a wine fridge, ice cream freezer, and laundry appliances, further enhancing the functionality and appeal of this exceptional villa. Ascending to the first floor, you'll discover two generously sized bedrooms, both adorned with fitted wardrobes for your convenience. These bedrooms provide access to a charming terrace area, from which you can marvel at the garden and pool views, creating yet another enchanting outdoor space. To add to the allure, one of the bedrooms offers a walk-in wardrobe, elevating the level of luxury and comfort. This floor also hosts another full-size shower room, elegantly designed to meet your needs. Venturing to the second floor, you'll be greeted by the master suite—an expansive bedroom that exudes elegance and sophistication. This suite boasts an en suite shower room, wall-to-wall wardrobe space, and a private terrace featuring an outdoor day bed and furniture. This idyllic space offers a serene setting to unwind on summer evenings or savor your morning coffee, allowing you to fully embrace the charm of the villa's surroundings. Furthermore, mosquito fly screens are thoughtfully installed throughout the entire villa, ensuring a peaceful and comfortable environment. Each terrace is equipped with awnings, providing shade as desired. The villa's prime location adds to its allure, offering convenient access to both the Mediterranean and Mar Menor beaches, allowing you to bask in the sun and enjoy the crystal-clear waters of the region. A short stroll away lies the picturesque town square of San Pedro del Pinatar, where you can immerse yourself in the local culture and embrace the vibrant atmosphere. Numerous supermarkets, bars, and restaurants are also within close proximity, providing an array of options to cater to your desires. For travelers, the villa's accessibility is unparalleled. Murcia airport is a mere 30-minute drive away, while Alicante airport can be reached within approximately an hour. Golf enthusiasts will find themselves in paradise, with several world-class golf courses located just

Detached Villa, San Pedro del Pinatar, Costa Calida. 4 Bedrooms, 3 Bathrooms, Built 144 m<sup>2</sup>, Terrace 38 m<sup>2</sup>. Setting : Commercial Area, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Schools, Close To Marina. Orientation : South. Condition : Excellent. Pool : Private. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Pool. Features : Fitted Wardrobes, Near Transport, Private Terrace, Solarium, WiFi, Utility Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Near Church. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private. Parking : Street.