

Villa for sale in Cartagena

415,000 €

Reference: AC10904 Bedrooms: 4 Bathrooms: 2 Build Size: 190m<sup>2</sup>



## Costa Calida, Los Urrutias

This exceptional property is situated in El Carmoli, offering breathtaking sea views due to its strategic orientation. Access to the property can be through the gated driveway or gateway, leading to a spacious carport capable of accommodating up to three cars. Within the courtyard, there are two generously sized storerooms suitable for various purposes. Ascending a short flight of stairs, you'll reach the pool terrace, where you can enjoy a private swim while marveling at the panoramic sea views below. Adjacent to this area, you'll find an outdoor bathroom and additional storage rooms. On the main level of the house, an expansive enclosed terrace provides an awe-inspiring vista of the sea. This terrace also features a fully equipped BBQ and kitchen area, perfect for outdoor entertaining. The house itself has undergone extensive renovations, incorporating modern amenities such as wired music speakers throughout, centralized air conditioning, and heating. As you enter the spacious living area, accessible through both the main entrance and sliding glass doors from the terrace, you'll appreciate the abundant space and natural light. Towards the back of this area, there is an office space and a bedroom with fitted wardrobes. Adjacent to the living area, you'll find a contemporary enclosed kitchen that opens up to the rear of the property and an enclosed laundry room. Continuing down the hallway, there is a main bathroom and a second bedroom, also equipped with fitted wardrobes. At the end of the hallway, the master suite awaits, featuring a generously sized room with a dressing area and a spacious ensuite bathroom. On the upper level of the home, there is a solarium offering stunning sea views, along with a vast space currently utilized as a studio but versatile for various purposes. The entire property is meticulously maintained and includes features such as double glazed windows, mosquito nets, as well as air conditioning and heating throughout. The surrounding area of Los Urrutias offers a wide range of recreational activities, including windsurfing and rowing, thanks to its proximity to the "Puerto Deportivo de Los Urrutias." The beach is accompanied by a beautiful promenade, and there is a variety of restaurants, shops, supermarkets, and leisure spots to enjoy with family and friends. Conveniently located, the area boasts excellent road and highway connections, as well as public transport options. The closest hospital is the Hospital General Universitario de Los Arcos, and there are nearby health centers like the Centro Médico Los Urrutias. Furthermore, the property is conveniently situated near airports such as the Region of Murcia International Airport and Alicante Airport. Detached Villa, Los Urrutias, Costa Calida. 4 Bedrooms, 2 Bathrooms, Built 190 m<sup>2</sup>, Terrace 400 m<sup>2</sup>. Setting : Close To Port, Close To Sea, Close To Schools, Close To Marina. Orientation : East. Condition : Excellent. Pool : Private. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea. Features : Solarium, WiFi. Furniture : Not Furnished. Kitchen : Partially Fitted. Parking : Open, Private. Category : Resale.