



Property type : Villa

Location : San Javier

Area : Murcia

Bedrooms : 3

Bathrooms : 2

Year built : 2026

Swimming pool : Private

Garden : Private

Orientation : South

Views : N/A

Parking : Street Parking

House area : 85 m²

Plot area : 158 m²

Terraces area : 76 m²

Airport : 25 mins

Beach : walking

City : 5 mins

Golf : 5 mins

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Fenced Plot

✓ Mains Electric

✓ Double Glazing

✓ Terrace

✓ Mains Water

✓ Walking Distance - Restaurant / Bar

✓ Mains Sewerage

Here's an enhanced version of your property listing with more details, emphasizing luxury, lifestyle benefits, and unique selling points.

****Exclusive New Construction Villas in San Javier, Murcia****

****Modern Elegance with Private Pools and Premium Features****

Discover a new standard of luxury with this exclusive collection of ****only three independent villas****, each thoughtfully designed to provide an unparalleled living experience. Nestled in the sought-after area of ****San Javier, Murcia****, these contemporary single-story homes offer the perfect blend of modern aesthetics, comfort, and functionality.

Each villa boasts ****a private swimming pool with a cascading waterfall****, creating a serene outdoor oasis. The ****spacious solarium**** is an ideal space for relaxation or entertaining, offering breathtaking views and a fully equipped ****summer kitchen**** for alfresco dining.

Inside, the open-plan layout is ****bathed in natural light****, seamlessly integrating a stylish ****living-dining area**** with a fully furnished ****modern kitchen****, equipped with state-of-the-art appliances. These residences are designed to offer an effortless indoor-outdoor lifestyle, perfect for both full-time living and holiday retreats.

****Prime Location in San Javier****

San Javier is a vibrant and well-connected town offering everything you need within easy reach. These exclusive villas are situated in a ****privileged location****, surrounded by essential amenities, including supermarkets, restaurants, cafes, and sports facilities.

For beach lovers, the stunning shores of the ****Mar Menor**** are only ****4 km away****, providing ****calm, warm waters and beautiful sandy beaches****, ideal for swimming and water sports. The ****Mediterranean coastline**** is just a ****10-minute drive****, offering even more pristine beaches and scenic seaside landscapes.

Golf enthusiasts will be delighted by the close proximity to ****several renowned golf courses****, including:

□ ****Roda Golf**** - A championship course just 5 km away.

□ ****Mar Menor Golf**** - A prestigious course within a 10 km radius.

□ ****Other top golf courses**** within a short drive, making this an excellent choice for golf lovers.

****Unmatched Features for Modern Comfort****

Every villa is ****built to the highest standards****, incorporating cutting-edge materials and smart design solutions for optimal ****energy efficiency and comfort****.

****Key Features:****

✓ ****Private swimming pool**** with a stylish ****cascading waterfall**** feature.

✓ ****Anthracite PVC exterior carpentry**** with ****thermal break**** and ****double-glazed windows**** for superior insulation and sun protection.

✓ ****Fully furnished kitchens**** with integrated high-end appliances:

- Refrigerator

- Oven & microwave

- Cooktop & extractor hood

- Dishwasher

✓ ****Pre-installed ducted air conditioning**** for year-round climate control.

✓ ****Aerothermal hot water system**** for sustainable and energy-efficient living.

✓ ****High-security armored entrance doors**** for peace of mind.

✓ ****Automated vehicle gate**** with ****video intercom**** for enhanced security.

✓ ****Outdoor solarium**** featuring a ****summer kitchen****, perfect for enjoying the Mediterranean climate.

****Unbeatable Accessibility****

Whether you are looking for a permanent residence, a vacation home, or an investment property, these villas offer ****excellent connectivity**** to key destinations: