

## Villa in San Javier - New build

Ref: AMAM-VILLAPEDRO3

**Price**  
**€291,000**



**Property type :** Villa

**Location :** San Javier

**Bedrooms :** 3

**Bathrooms :** 2

**House area :** 85 m<sup>2</sup>

**Plot area :** 164 m<sup>2</sup>

✓ Summer Kitchen

✓ Pre-installation for Air Conditioning

✓ White Goods

VILLAS DON PEDRO 3 presents 3 exclusive single-level villas, each featuring 3 bedrooms and 2 fully equipped bathrooms, along with a private pool and a spacious solarium on the upper floor, perfect for enjoying sunshine all year round.□□

These homes boast a contemporary design with an open-plan concept, seamlessly connecting a fully fitted kitchen with a welcoming lounge-dining area.□□

Located in San Javier (Murcia), the villas are just minutes from the beach, surrounded by services, parks, sports facilities, and several golf courses.□□

The VILLAS DON PEDRO 3 stand out for their high-quality standards and offer a complete range of features, including:□□

High-performance acoustic insulation on roofs and walls, with airtight joinery and acoustic insulating enclosures. Exterior PVC carpentry with anthracite finish, thermal break, double glazing, and laminated glass windows extending to the floor for optimal solar protection. Sliding windows in the dining room and bedrooms, and tilt-and-turn windows with frosted glass in the bathrooms. Stoneware flooring of 60×60 cm throughout the property, including terraces, with various formats and finishes to choose from. Bathrooms tiled in white, with customization options for the shower area. Vanity unit, mirror, and light above the washbasin included. Appliances included: fridge-freezer, hob, oven, microwave, extractor hood, and integrated dishwasher. Lighting included both inside and outside the home (except decorative lamps in the bedrooms and above the kitchen table). Private pool with a waterfall feature. Pre-installation for ducted air conditioning. Pedestrian door with video intercom and motorized sliding vehicle gate. Reinforced white security door. Summer kitchen on the solarium.