



**Key Ready -Launch Price-  
One Unit Available- Lux  
Beach Villa 3 bed, Pool and  
Solarium with Sea Views**



**Property type :** Villa

**Location :** La Manga del Mar Menor

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 3

**Year built :** 2023

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Driveway

**House area :** 277 m<sup>2</sup>

**Plot area :** 250 m<sup>2</sup>

**Solarium area :** 56 m<sup>2</sup>

**Airport :** 35

**Beach :** 5

**City :** 2

**Golf :** 10

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Walking Distance - Restaurant / Bar

✓ White Goods

✓ Mains Electric

✓ Double Glazing

✓ Terrace

✓ Mains Sewerage

✓ Mains Water

✓ Walking Distance To Town

✓ Solarium

Sunset Beach Lux Villas in Los Belones (La Manga)

Stunning contemporary key ready detached villas (x2) with 2 and 3 bedrooms – 3 bathrooms, private swimming pool (7x3) all enjoying views to the sea and coastline set back from the main town of Los Belones, Murcia.

Sunset Beach Lux Villa – Luxury brand new key ready Villa (1 other to be built) with a private pool. This Contemporary high quality build on three levels comprising; Ground Floor 90m2, First Floor 28m2 + Solarium 55m2 and Basement 160m2 (opportunity to create additional living space). The villa has 3 double bedrooms, 3 luxury bathrooms, open plan living area with modern fitted kitchen, breakfast bar / island. Large 'hide and slide' patio doors open up to reveal the large private swimming pool with plenty of surrounding terracing. Airzone A-C is fitted to this key ready villa which can be controlled via an app.

Private garage parking located in the large basement. Pre-installation of Air-Conditioning also with a heat pump but the machines are optional extras.

Location:

Los Belones is a highly popular large village just a short drive from the famous La Manga Club and 1 km from sandy beaches of the warm Mar Menor and 3km to the beautiful Mediterranean sea.

The village is a thriving environment typically Spanish offering a great selection of tapas bars, restaurants and an abundance of amenities. Every Tuesday there is a weekly market which is very popular with locals and tourists.

Within a 20 minute drive to the historical port of Cartagena.

Airports:: Murcia regional airport (Corvera) is 35 minute drive and Alicante airport 75 minute drive.

A small signature style development – JUST 4 semi detached and two detached three level contemporary villas – All enjoying generous plot sizes, with private swimming pools, garage-basements and the all important roof solarium boasting glorious sea and coastal views.