Sun Team Property

# VILLA IN LA MANGA DEL MAR MENOR

La Manga del Mar Menor · Nr. MLSC9772593

PARDUODAMA

**870.000 €**

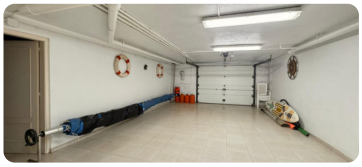


















**5** Miegamieji

**4** Vonios kambariai

**637 m²** Užstatytas plotas

**937 m²** Sklypas

## BŪSTO DUOMENYS

| | |
|---|---|
| Pakrantė | Costa Calida |
| Atstumas iki jūros (tiesiai) | 151 m |

## APRAŠYMAS

Charming South-West Facing Detached Villa in La Manga Del Mar Menor Discover your dream home just a short stroll away from pristine beaches, vibrant bars, delightful restaurants, and convenient shops. This spacious and inviting villa features five bedrooms and four bathrooms, including two en-suites. The well-appointed kitchen and practical utility room offer functionality and style, while the expansive basement provides ample storage and potential for additional development with 200 m² of buildable space. Outdoor living is a breeze with a dedicated BBQ area, complete with a pizza oven, perfect for entertaining family and friends. Enjoy year-round comfort with heated flooring throughout and air conditioning in both the living room and the master bedroom.

## SAVYBĖS

Kepsninė · Šildymas · Netoli paplūdimio · Garažas · Baseinas · Sandėliukas · Vaizdas į jūrą

**Sunteam Property** +34 636 16 49 16 WhatsApp 34636164916 info.sunteamproperty@gmail.com

https://sunteamproperty.com/lt/propiedad/2930

# VILLA IN LA MANGA DEL MAR MENOR

Nr. MLSC9772593 · 870.000 €

## APRAŠYMAS

Dive into relaxation in the unique swimming pool that combines the best of both chlorine and saltwater systems. Furniture is negotiable, allowing you to personalize this exceptional property to your taste. Don't miss out on this rare opportunity to own a piece of paradise in the sought-after location of La Manga Del Mar Menor. The area A strip of volcanic land, surrounded by natural channels that connect two seas. Expansive sandy beaches with endless landscape views from sunrise to sunset. La Manga del Mar Menor, in the region of Murcia, is an enclave of exceptional beauty located close to the majestic Cabo de Palos. The environment This exceptional development has an excellent, well-connected road infrastructure that allows you to reach the airports of Murcia and Alicante in 20 and 70 minutes, respectively. Trains depart from Cartagena destined for Madrid, Barcelona other major European cities. The area of La Manga del Menor benefits from one of the healthiest climates in Europe with a subtropical Mediterranean climate; the area experiences pleasant summers reaching between 28 and 32º and mild winters, which is why it is known as the 'Costa Cálida' (the 'Warm Coast'). You can find all of the necessary amenities to complement every lifestyle there, from restaurants to shops, markets, beaches, children's areas, as well as port with more than 1,721 moorings in the Mar Menor, and a unique saltwater lagoon which is the only one of its kind in the world. An exceptional enclave of warm, calm and shallow waters that allows you to enjoy the benefit of practising water sports in ideal conditions almost 365 days a year. Local excursion companies offer a variety of water sports such as dinghy sailing, catamaran trips, windsurfing, kitesurfing and canoeing, either independently or in groups. And if the water sports available are diverse and of excellent value, the native gastronomy is equally so, with its fish and seafood, from sea bream to mullet, prawns, and not forgetting the salted fish. The most renowned dish of La Manga del Mar Menor is 'caldero', a fish stock soup with rice, sweet red peppers and garlic, prepared in a heavy iron pot which gives this dish its name. For the sweetest palates, the pastel de cierva ('deer pie') and 'tocino de cielo' ('heavenly bacon') are examples of traditional pastries and can be found throughout the Mar Menor area. An enclave on whose shore these apartments will rise, an exclusive residential complex that will mark a before and after in the premium tourism sector. The professional rental An excellent option to enjoy holiday periods while also offering a profitable return should you opt for the regulated option of professional tourist rentals. A way to make the space lucrative while taking full advantage of all of the project's assets. Fully compliment with all of the tourism regulations and licences, furnishings, reception, cleaning and other criteria, the apartments will be assigned a delegated manager who will take charge of all aspects of the rental management during the period agreed upon with the owner of the property. Price shown excludes buying costs Cash buyer: add 10% Mortgage buyer: add 12%