Sun Team Property

VILLA IN LOS ALCAZARES

Torre del Rame, Los Alcázares · Ref. MLSC6589617

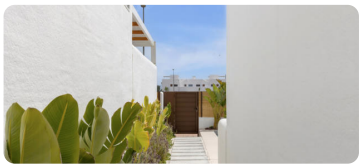
TE KOOP

539.000 €

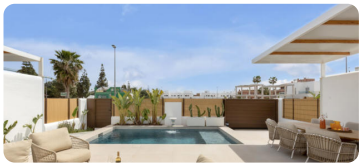


















3 Slaapkamers

2 Badkamers

103 m² Woonoppervlak

232 m² Perceel

GEGEVENS VAN DE WONING

Kust	Costa Calida
Bruikbare oppervlakte	90 m²
Terras	70 m²
Afstand tot de zee (hemelsbr...	2,3 km

BESCHRIJVING

2025 VILLA · PRIVATE POOL ON ITS OWN PLOT AND 100 M² ROOF TERRACE WITH OUTDOOR KITCHEN

No renovations. No furniture lists. No waiting. Open the door, kick off your shoes, and let the white do the rest.

Detached single-storey villa built in 2025, minimalist Mediterranean design. 116 m² built plus a 100 m² solarium, on a 232 m² private plot with its own pool: 216 m² across the two levels. The open-plan living room and kitchen open straight onto the pool, and the three bedrooms face north, staying cool through the summer.

WHAT MAKES IT DIFFERENT

· A 100 m² roof terrace with outdoor kitchen and Mar Menor views. Almost as much space upstairs as downstairs.
· Private pool on your own 232 m² plot, not a shared community one.
· Energy rating A.

KENMERKEN

Airconditioning · Gemeubileerd · Verwarming · Wasruimte · Parkeerplaats · Patio · Zwembad · Zonneterras · Berging · Gesloten complex

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BESCHRIJVING

24.1 kWh/m² per year: an electricity bill unlike any other house in the area.
· Built in 2025 and sold furnished. One year old, nothing left to renovate, and construction guarantees still running.
· South-facing living area: sun from mid-morning until sunset.

LAYOUT

· 3 bedrooms with fitted wardrobes
· 2 full bathrooms
· Open-plan living room and kitchen
· Covered porch and 100 m² solarium with outdoor kitchen
· Storage room, ducted air conditioning and heating

LOCATION

· 15 minutes' walk to the Mar Menor
· 25 minutes' drive to Murcia-Corvera international airport
· 20 minutes to La Manga and 2 minutes to La Serena golf course
· Supermarket, pharmacy and school within 5 minutes

COSTS

· Price: 539,000 €
· Community fees: 30 € per month
· IBI (annual council tax): 600 € per year
· Energy rating: A · 24.1 kWh/m² year · 4 kg CO2/m² year
· Included: fitted kitchen, wardrobes, ducted air conditioning and the furniture shown in the photos
· Not included: purchase taxes, notary and land registry fees

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