



# Townhouse for sale in San Javier, San Javier

**361,000 €**

Reference: R5187199 Bedrooms: 3 Bathrooms: 2 Plot Size: 165m<sup>2</sup> Build Size: 155m<sup>2</sup>





## Costa Cálida, San Javier

Discover this bright&nbsp;corner semi-detached duplex&nbsp;perfectly located just&nbsp;440 meters from the beach and the Maritime Promenade&nbsp;of Santiago de la Ribera. With its&nbsp;south orientation, this home enjoys sunlight all day long and open views toward two quiet streets with no tall buildings nearby &mdash; ideal for privacy and comfort.&#13;&#13;

Built on a&nbsp;165 m<sup>2</sup> plot&nbsp;with&nbsp;155 m<sup>2</sup> of living space, the property offers a spacious&nbsp;living-dining area, a&nbsp;recently renovated kitchen&nbsp;with quality appliances, and a cozy&nbsp;interior patio with a retractable roof&nbsp;that fills the home with natural light.&#13;&#13;

It features&nbsp;three generous bedrooms,&nbsp;two bathrooms, and comes&nbsp;fully furnished. A&nbsp;private garage and storage room&nbsp;are also included.&#13;&#13;

This home is equipped with a&nbsp;complete Smart Home system&nbsp;that allows you to&nbsp;control lighting, garage door, air conditioning, solar energy, and security features directly from your mobile phone. Enjoy modern living with&nbsp;Wi-Fi-controlled devices,&nbsp;security cameras,&nbsp;video intercom, and&nbsp;central hot/cold air conditioning&nbsp;with inverter technology.&#13;&#13;

Sustainability meets innovation with a&nbsp;9-panel photovoltaic solar system, providing eco-friendly energy and reduced electricity costs. Additional security features include an&nbsp;armored main door&nbsp;and&nbsp;bars on windows and doors.&#13;&#13;

Located on a quiet street with a&nbsp;public medical center, a&nbsp;weekly market just 50 m away, and&nbsp;excellent transport links to Los Alcázares, Cartagena, and Murcia. Nearby are&nbsp;golf courses, a nautical club, tennis courts, fitness centers, and numerous&nbsp;restaurants and beach bars&nbsp;along the promenade &mdash; the perfect setting for enjoying the relaxed Mediterranean lifestyle of&nbsp;Mar Menor.



## Features:

### Features

Private Terrace

Storage Room

Utility Room

### Parking

Garage

### Climate Control

Air Conditioning

### Furniture

Fully Furnished