



## Duplex for sale in Santiago de la Ribera, San Javier

275,000 €

Reference: R5212774    Bedrooms: 3    Bathrooms: 2    Plot Size: 120m<sup>2</sup>    Build Size: 113m<sup>2</sup>





## Costa Cálida, Santiago de la Ribera

We present this attractive semi-detached duplex located just 50 meters from the beach in the exclusive area of Santiago de la Ribera , a privileged enclave on the Costa Cálida . The property boasts 105 m<sup>2</sup> of living space , distributed over two floors. On the ground floor , there is a spacious and bright living room , a separate kitchen with a patio , and a full bathroom . The upper floor features two additional bedrooms and another bathroom , highlighting its unique design: the ceiling extends to the second floor , creating a greater sense of spaciousness and light throughout the home. In total, the property offers three bedrooms and two bathrooms , perfect both as a permanent residence and for enjoying holidays by the sea. Its excellent location, practically beachfront and surrounded by amenities, makes this duplex an unbeatable opportunity to live in one of the most sought-after destinations on the Murcian coast.

**Climate:** The climate on the Costa Cálida , often considered the best in Europe , makes possible a very sociable and healthy lifestyle . outdoors , marked by comprehensive sports and leisure facilities , with The city is a tourist destination , exciting and cosmopolitan , renowned for its top-tier services , some of them exclusive and considered truly luxurious . All of these are geared towards a discerning clientele seeking quality and personalized service. The Costa Cálida boasts over 300 days of sunshine a year . A paradise with excellent connections to all of Europe. San Javier Airport offers modern and spacious facilities, and easy and convenient access from anywhere in the province.

**Around:** San Javier is a Spanish municipality in the Region of Murcia, located on the northern shore of the Mar Menor. It includes the coastal towns of Santiago de la Ribera and the central and northern part of La Manga del Mar Menor. The beaches are situated in the district of Santiago de la Ribera (which forms a continuous urban area with the town of San Javier) and along La Manga del Mar Menor, from kilometer 4 to its end, in the area known as Veneziola. It offers endless possibilities for sailing enthusiasts, water skiers, and wakeboarders for those who love the aquatic version of snow sports, as well as windsurfers for those seeking freedom of movement and speed. Due to its geological and ecological importance, the municipality of San Javier boasts several protected areas of great environmental value. And the local cuisine is based on three main ingredients: fish, fruit, and vegetables from this region. The Costa Cálida continues to attract people from all over Europe , and from other parts of the world, because it offers a unique quality of life in a beautiful setting on the shores of the Mar Menor , surrounded by mountains and lush vegetation. In addition to the golf courses and marinas that you can enjoy all along the coast, the area also offers the possibility of skiing in the nearby Sierra Nevada , Javalambre or Valdelinares . a paradise for winter sports lovers , with Beautiful natural landscapes. The Costa Cálida offers a uniquely rich lifestyle, where the best beaches and coves in the Mediterranean combine with an interior full of mountains and villages that hide culture and historical monuments unique in the world. We have a gift for you: At our agency, we help you transform your new property into your dream home by offering a free technical visit. Our team will advise you on potential improvements to your home. Absolutely free! At our agency, we believe your trust deserves exceptional treatment. **IMPORTANT!!** Remember that our services **NEVER** increase the final price of the property for our clients . Our experience in the sector will make us your ally, a trusted advisor who will help you choose your dream home in the best area, inform you about the market price of the properties you are interested in, the quality of materials used... all the essential and objective information to ensure your experience is completely satisfactory. Our real estate agency belongs to a group of established companies, all specializing in the home sector: architecture, interior design, furniture, real estate buying and selling advice, etc. These resources allow us to offer unique and exclusive services to our clients.



## Features:

### Furniture

Fully Furnished

### Utilities

Electricity