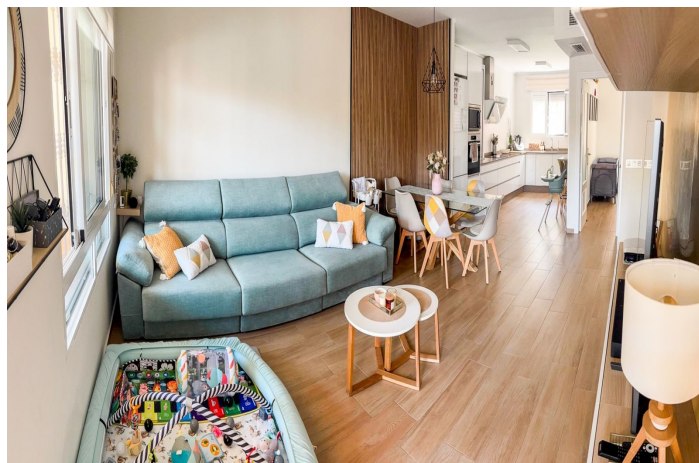
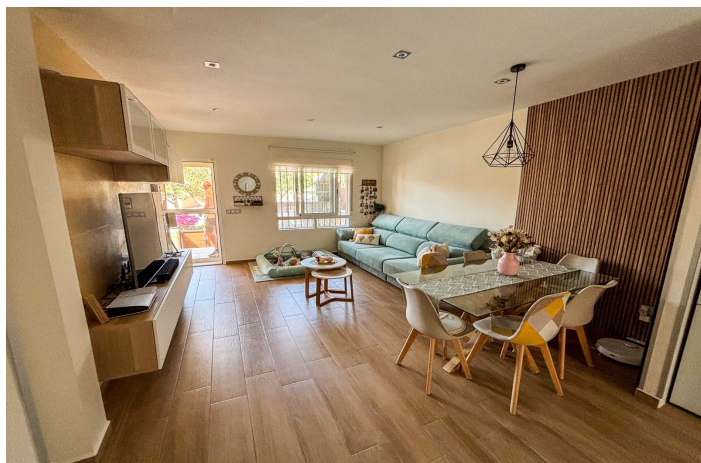




Duplex for sale in Puerto de Mazarrón, Mazarrón

244,000 €

Reference: R5212699 Bedrooms: 4 Bathrooms: 2 Build Size: 100m²





Costa Cálida, Puerto de Mazarrón

This duplex-style property in Mazarrón is for sale. Completely renovated just 2 years ago, it is ideal for those looking for a comfortable, spacious and functional home in one of the quietest and best-connected residential areas of the Costa Cálida . Spread over three floors , this house offers high-quality family living . The basement includes a two-car garage , additional storage space, and a separate, fully equipped laundry room with a washing machine, dryer, and custom-built cabinetry. The main floor features an open-plan layout with an integrated living room and kitchen , perfect for family life. It also includes a versatile bedroom , ideal as an office or guest room, and a bathroom with a shower . Upstairs , there are two spacious double bedrooms , one with a private balcony , as well as an additional room perfect as a children's bedroom. A full bathroom with a bathtub completes this floor. The property includes a private terrace with a barbecue area, ideal for enjoying the good weather outdoors at family gatherings or with friends. Located in a highly sought-after residential area of Mazarrón , this property is surrounded by supermarkets, schools, shopping centers, and all necessary amenities. The beach is just a 10-minute walk away , making this house a perfect opportunity both as a permanent residence and for those seeking a second home near the sea .

Climate: The climate on the Costa Cálida , often considered the best in Europe , makes possible a very sociable and healthy lifestyle . outdoors , marked by 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 facilities and easy, convenient access from anywhere in the province.

Around: This town, bordered by two seas, offers a variety of swimming experiences. The Mar Menor, with its calm waters, provides a more family-friendly environment, while the beaches on the Mediterranean Sea are natural, allowing you to enjoy the surrounding nature, as they are located within the protected area of Las Salinas de San Pedro del Pinatar. The Arenales and Salinas Natural Park is a large and important wetland, serving as a nesting and resting ground for numerous bird species. It covers 856 hectares, including the natural beaches of Torre Derribada and La Llana. Here, nature, tourism, fishing, and salt production coexist in perfect harmony, making it a prime example of sustainable development. San Pedro del Pinatar also boasts a large open-air mud therapy area; in fact, it is one of the largest in Europe. Its famous mineral-medicinal muds have various cosmetic and therapeutic uses, helping with inflammation and scars, and hydrating and refreshing your skin. The local cuisine is very traditional, reflecting its fishing heritage. Fish is its star product, brought fresh from the sea each morning to the renowned fish market, where local restaurants and bars stock up. Another highly prized dish is the famous "Caldero," a type of soupy rice with fish. Its origins trace back to the fishermen themselves, and over the years it has been reinvented and perfected by local restaurants, transforming it into an exquisite delicacy. 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 , where our team will advise you on potential improvements. Completely free! Our team believes your trust deserves exceptional treatment. We'll be there for you whenever you need us. **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 agency belongs to a group of established and specialized companies, all focused on the home sector: architecture, interior design, furniture, real estate sales and purchase advice, etc. These resources allow us to offer unique and exclusive services to our



clients.



Features:

Features

Private Terrace
Storage Room
Utility Room
Barbeque

Parking

Garage

Climate Control

Central Heating

Furniture

Fully Furnished