



# Detached Villa for sale in Cabo de Palos, Cartagena

**1,390,000 €**

Reference: SP1391   Bedrooms: 3   Bathrooms: 2   Plot Size: 522m<sup>2</sup>   Build Size: 130m<sup>2</sup>   Terrace: 94m<sup>2</sup>





## Costa Cálida, Cabo de Palos

Modern Villa Just 150 Meters from the Beach in Cabo de Palos, Costa Cálida

### Exclusive Mediterranean Lifestyle by the Sea

This luxury new-build villa in Cabo de Palos, located just 150 meters from the beach, combines modern architecture with comfort and privacy. Built on a 522 m<sup>2</sup> plot, the property offers an exceptional setting for those seeking a peaceful coastal home surrounded by nature, with all amenities close at hand.

Cabo de Palos is one of the most exclusive destinations on the Costa Cálida, renowned for its crystal-clear waters, charming coves, and vibrant marina. The area is ideal for lovers of diving, sailing, and Mediterranean gastronomy, while remaining just a short drive from larger towns such as Cartagena and La Manga.

### Elegant Design and Functional Layout

This stunning single-level villa features 130 m<sup>2</sup> of built area designed to maximize natural light and comfort.

3 bedrooms, including a master suite with en-suite bathroom

Open-plan living and dining area with large windows providing seamless connection to the garden

Fully equipped modern kitchen with high-quality finishes and integrated appliances

Laundry area and guest bathroom

Private pool (8x3 m) surrounded by landscaped gardens with irrigation and lighting

68 m<sup>2</sup> rooftop solarium offering sea views and the perfect spot to enjoy the Mediterranean sun year-round

### Comfort, Security, and High-Quality Finishes

Every detail has been carefully designed for an exceptional living experience:

LED lighting throughout the interior and exterior

Double-glazed windows for thermal and acoustic insulation

Full air-conditioning installation

Security system with exterior cameras and interior motion detectors

Landscaped garden with native plants and automatic irrigation system

### Prime Location in Cabo de Palos

The villa enjoys a strategic and peaceful location in the Cala Flores area, just steps away from pristine beaches and picturesque coves ideal for swimming and snorkeling.

Beach: 150 m

Marina and promenade: 1 km (5 minutes)

La Manga Club Golf Resort: 12 km

Murcia International Airport (Corvera): 56 km

Alicante Airport: 126 km

### Live Your Mediterranean Dream

This exclusive villa in Cabo de Palos offers the perfect balance between luxury, nature, and proximity to the sea. Whether as a permanent residence or a vacation retreat, it provides a unique opportunity to enjoy the authentic Mediterranean lifestyle.

Contact us today to arrange a viewing and make this extraordinary coastal home yours.





## Features:

### Features

Solarium

Garden

Gated

Parking

heating

### Pool

Private Pool

### Views

Sea

Pool

### Energy Rating

B

### Setting

Beachfront

### CO2 Emission Rating

B