



# Detached Villa for sale in La Manga del Mar Menor, San Javier

990,000 €

Reference: R5212621 Bedrooms: 7 Bathrooms: 5 Plot Size: 1,032m<sup>2</sup> Build Size: 445m<sup>2</sup>





## Costa Cálida, La Manga del Mar Menor

Located in the tranquil and sought-after Plaza Calnegre area, on La Manga's main thoroughfare , this stunning semi-detached villa combines spaciousness, comfort, and an excellent location. Just minutes from the beach and 15 minutes from the main golf courses , it is the ideal choice as a permanent residence, a second home, or an investment.

Built on a plot of 1,032 m<sup>2</sup> , the property has 445 m<sup>2</sup> built , distributed over two floors plus a tower.

On the ground floor , there is a spacious living area with a living-dining room featuring a fireplace , a modern open-plan kitchen , and large windows that provide natural light and views of the garden. This floor also has three bedrooms , one with an en-suite bathroom , and an additional full bathroom .

The upper floor , added in 2016 , offers three more bedrooms : one with an en-suite bathroom and the other two sharing a full en-suite bathroom . It also features a large terrace , a solarium , and a tower , ideal as a private retreat or lookout point.

The spacious, verdant garden surrounds the house and features a charming private pool , perfect for enjoying the Mediterranean climate. It also includes a garage and a separate studio apartment within the grounds, ideal for guests, rentals, or as a private office.

The villa was originally built in 1986 , with a modern extension in 2016 that brings functionality and contemporary style without losing the charm of its traditional white facade.

### Climate:

The climate on the Costa Cálida, often considered the best in Europe, fosters a very sociable and healthy lifestyle, characterized by outdoor activities, sports and leisure facilities, and exciting, cosmopolitan tourist towns that stand out for their top-tier services, some of them exclusive and considered truly luxurious. All of these cater to 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.

### Around:

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 Mediterranean Sea, 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 opportunity to ski in the nearby Sierra Nevada, Javalambre, or Valdelinares , paradises for winter sports enthusiasts with stunning natural landscapes. The Costa Cálida offers a uniquely rich lifestyle , where the best beaches and coves of the Mediterranean combine with an interior full of mountains and villages that hold culture and historical monuments unlike any other 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!

At our agency , we believe 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 companies, all specializing in 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

Covered Terrace

Private Terrace

Storage Room

Utility Room

### Parking

Garage

### Climate Control

Central Heating

### Furniture

Fully Furnished