



Mar de Cristal, Murcia, Spain

3 bed villa for sale in Mar De Cristal for €295,000

Brand new high quality modern style Villas. Just 400m to the beaches of Mar de Cristal. We are delighted to offer this exciting new release of modern new villas under construction. With the large master en-suite bedroom and 2 more bedrooms with 3 family bathroom and 1 guest toilet. These homes are being built to really high standards and with excellent finishes. With a large open plan living area featuring large glass design. The price is fully inclusive of all fixtures and fittings, ducted hot and cold air conditioning throughout the property, fully fitted kitchen. 3 Bedrooms Plot Area 280.46m² Built Area 144.93m² Ground Floor Area 80.15m² First Floor Area 56.05m² Porches 8.73m² Terrace around the Pool 113.50m² Qualities Luxury villas, built using high quality materials with terraces and porches, storage rooms and optional individual swimming pool.

STRUCTURE Foundations, structure in reinforced concrete steel. Unidirectional floor structure.

FINISH Exterior fireproof brick walls 25cm. thick. The interior walls are built with ceramic bricks.

INSULATION Roofs with double asphalt and thermo insulation. **FLOORING & TILING** Porcelain stoneware tile in baths walls combined with plastic paint. High quality porcelain, stoneware tiles in floors throughout the villa. Terraces finished in terracotta suitable for outdoor use.

CARPENTRY External White Aluminium with thermal break and double glazed windows, Climalit and shutters in bedrooms. Wooden lacquered interior carpentry in white colour equipped with stainless steel handles in doors. Wooden wardrobes matching interior doors. Was-basin cabinet. Main security armoured doors.

PLUMBING Copper pipe plumbing for cold & hot water. Sanitary fittings in vitrified coloured porcelain with single control taps. **ELECTRICITY** Wiring according to R.E.B.T built in semi-rigid tube. T.V. aerial, FM and telephone connection fittings in the living-room and master bedroom. Power points for heaters in all bedrooms, bathrooms and living rooms.

PAINT White or coloured paint on walls. Stone-finished paint or external walls on a coat of sealant. Lower plaster ceiling in kitchens, bathrooms and corridors. **KITCHEN** Full Furnished kitchen (designer furniture) polished stone work surfaces, stainless steel sink with draining area and the following white goods: Ceramic hob, electric Oven, Washing machine, Dishwasher, Fridge, freezer, hood and electrical water heater. **SPECIAL INSTALLATIONS, SWIMMING POOL AND GARDENS** Pre installation of ducted air conditioning (heat / Cool) Solar panels. Swimming pool by 3m x7m, reinforced concrete in swimming pool with steps, illuminated inside, finished with mosaic-type tiles. Plant enclosure of the plot. Decorative beams in treated wood, landscaped gardens. Car park.

BASE INFORMATION:

Bed : 3

CONVENIENCE:

General Amenities: Shops - 5 Minute Drive, Private Pool, Pool - Private, Parking - Private, Murcia Airport - 30 Minute Drive, Golf - 5 Minute Drive, Garden - Private, Close to Town, Close to Beach, Beach - Walking Distance, Beach - 5 Minute Walk, Alicante Airport - 60 Minute Drive,

Community Amenities: Tennis Court,

NEIGHBORHOOD:

Beach : 4 minutes by Walk
Town center : 5 minutes by Car
Shopping center : 5 minutes by Car

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