

## 3 bedroom Villa in Santa Rosalía

Ref: M-6032416

460,000 €



**Property type :** Villa

**Location :** Santa Rosalía

**Bedrooms :** 3

**Bathrooms :** 3

This beautifully designed villa features its own private driveway with convenient parking. There is the option to install a jacuzzi or swimming pool, allowing you to create a private outdoor relaxation area. The terrace adjoining the living room has been carefully designed to offer a peaceful, secluded space for relaxation. The villas themselves have been conceived with comfort, tranquillity and privacy in mind. Ideally located, the property is just a two-minute walk from the impressive lagoon and beach areas within Santa Rosalía Lake and Life Resort. The charming town of Los Alcázares and the beaches of the Mar Menor are only a five-minute drive away, offering a variety of popular Spanish restaurants such as Tropical and Encarnación. Inside, the home impresses with a wonderful sense of space and natural light – the dining area benefits from a double-height ceiling, while the lounge opens through large patio doors onto the terrace and garden. The modern kitchen includes a generous island with a breakfast bar and high-quality appliances. On this level there is also a practical utility room with a boiler and washing machine. The ground floor features a double bedroom with an en-suite bathroom and direct access to the garden, a second double bedroom with patio doors leading to the rear terrace, and a stylish family bathroom. The hallway also includes a useful built-in wardrobe providing additional storage space. Upstairs, the master bedroom offers a walk-in wardrobe, an en-suite bathroom and its own private terrace. From this floor there is access to a spacious south-facing terrace, shared between the master suite and the hallway. The villa is equipped with a solar installation for domestic hot water and 5 kW photovoltaic panels, significantly reducing energy costs. The Airzone system allows independent temperature control in each room – for both heating and cooling – ensuring year-round comfort. The kitchen features an elegant island finished with premium Porcelanosa – Krión worktop, made of a modern, durable and hygienic material inspired by natural stone. This worktop was added as an additional feature at the owners' request. The interior has been carefully arranged with attention to material consistency and fine details. Wall-mounted lights in the bedrooms and the living-room pendant lamp were added at the owners' request, reflecting a modern Spanish style with a subtly raw, stone-inspired character – resulting in a balanced and elegant atmosphere throughout. The property is sold fully furnished, has an A-class energy rating, Airzone climate control, an outdoor shower in the garden, and the option for quick completion – with no need to wait for a new construction phase.



