



3



2



84m<sup>2</sup>



183m<sup>2</sup>



**Property type:** Apartment  
**Location:** San Javier  
**Area:** Murcia  
**Year built:** 2024

**Swimming pool:** Yes  
**Garden:** Private  
**Orientation:** N/A  
**Views:** N/A  
**Parking:** Private/off road

**Solarium area:** 47 m<sup>2</sup>

- ✓ Pre-air conditioning
- ✓ Terrace

- ✓ White goods

- ✓ Solarium

We are pleased to inform you that we are launching **new phase**

Energy certificate: **Pending**

luxurious residential complex consisting of **5 one level attached villas**, each one with **3 bedrooms** and **two bathrooms** and its own **private pool**. The villas are with terraces on the ground floor and a **spacious solarium** on the first floor, allowing for year-round sun enjoyment.

- High energy efficiency thermal insulation for homes with almost zero energy consumption according to the new Basic Energy Saving Document of the CTE 2019.
- High performance acoustic insulation with watertight carpentry and acoustic insulating closing elements.
- Summer kitchen on the solarium, with power outlet for a fridge, pre-installation for washing machine and stainless sink with aluminium doors and with gray granite top.
- Dark gray lacquered aluminum carpentry with thermal bridge break and double glazing with optimal solar protection and laminated patio doors to the floor.
- Facade built with fine off white mortar and wood-imitation ceramic tile work.
- Mesh exterior fence with artificial heather on a block wall finished in white monolayer.
- Solarium railings in double security clear glass between walls.
- Aluminum window blinds in colour dark gray.
- Ceramic tiles in the property, including floors, terraces and large wall tiles in bathrooms.
- Bathroom tiles in white, except for the shower front, matching with floor tiles. Vanity unit, mirror and light above the sink.
- Mixing-tap in chromium steel, white sanitary items from Roca or similar brand.
- Glass shower panel, optional clear or matt finish.
- Interior carpentry in white with black door handle, lined built-in wardrobes with drawers, with sliding doors in bedrooms.
- Kitchen appliances included: fridge with freezer, hobs, oven and microwave in column, fan-extractor. Island work zone.
- White kitchen cupboards with worktop Composite, colour to choose and integrated sink. LED strips under upper cupboards.
- Pre-installation of air conditioning in living room and bedrooms with plenum return system.
- TV and telephone points in living room and bedrooms.
- White electric outlets type Schuko with modern design and large white push-button.
- Lighting design inside and outside the house. Except decorative lights.
- Power and aerial point in solarium and garden.
- Water tap in solarium and garden.
- Individual pool with 2 interior lights and with shower.
- Preinstallation for charger for electric cars
- Installation of photovoltaic panels of 1.5 kw for water heating.

