



**Property type :** Villa

**Location :** La Pinilla

**Area :** Costa Calida, Murcia

**Bedrooms :** 3

**Bathrooms :** 3

**Year built :** 2025

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** Optional

**Views :** Countryside

**Parking :** Private/Off Road

**House area :** 145 m<sup>2</sup>

**Plot area :** 300 m<sup>2</sup>

**Solarium area :** 99.5 m<sup>2</sup>

**Airport :** 25

**Beach :** 26

**City :** 27

**Golf :** 14

✓ Terrace

✓ Dressing room

✓ Garage

✓ Pre-air conditioning

✓ Solarium

## NEW BUILD TOWN HOUSES/VILLAS IN LA PINILLA, (FUENTE ALAMO MURCIA).

The Córdoba model, the ultimate experience for family life with no compromise.

It features a private pool and covered garage with a 22,8 m<sup>2</sup> roof, perfect for solar panels and a Solarium of 99,5 m<sup>2</sup>. Floor plans and renders are currently being updated to include the fourth bathroom, located within the stairwell that will also be accessible from the pool area.

This location offers an exceptional natural setting, away from the hustle and bustle of the big cities and the tourist pressure of the coast. Furthermore, we are committed to working from a sustainable development perspective, minimising our environmental impact and maximising integration with the local community. Here your dreams of a peaceful and sustainable lifestyle come true. Imagine waking up every morning in a stunning natural setting, surrounded by serene landscapes and the unique beauty of the Murcia countryside.

This new build project prioritises energy efficiency, the use of environmentally friendly materials and harmonious integration with the rural environment. From property design to development planning to reduce our carbon footprint and promote responsible practices in all operations.

Pre-installation of ducted air conditioning system, hot / cold, installation of machines in the options. Video intercom system. Security access door lacquered in colour, with lock and anti-vandalism security fittings. Wardrobes with boot, lined on the inside, lacquered in white.

The kitchen is furnished with eye level and base units. Possibility of any type of modification by the client. - Stone worktops. - Stainless steel sink, with Roca or similar mixer taps. - Vitro ceramic hob, extractor hood and electric oven, stainless steel. Balay or similar.

Pre-installation of ducted hot & cold air-conditioning system,

Optional private swimming pool at additional cost with submerged night lighting and purification with saline chlorination system.

Possibility of making modifications to the property, subject to prior valuation approved by both parties.

La Pinilla is a lovely Hamlet which comes under the municipality of Fuente Alamo, Murcia. It is situated 22 km northwest of Cartagena and 35 km south west of Murcia.

The town lies in the basin of the Mar Menor surrounded by the mountains of Algarrobo, Los Gómez, Los Victorias and the Carrascoy. The water from these mountains flows down into the Rambla de Fuente Álamo and then onto the Mar Menor.

***There are several models available and also apartments at very competitive prices. Contact us for more details on these properties.***