



# Bungalow for sale in San Javier, San Javier

272,900 €

Reference: N9536 Bedrooms: 2 Bathrooms: 2 Plot Size: 20m<sup>2</sup> Build Size: 74m<sup>2</sup> Terrace: 87m<sup>2</sup>





## Costa Calida, San Javier

### Modern Apartments and Penthouses with Solarium in San Javier Near Mar Menor

#### Prime Location in San Javier Close to the Beach

This new residential development of 16 modern homes is located in the vibrant town of San Javier, Murcia, just 3.5 km from the calm waters of the Mar Menor. The area is well known for its year round sunshine, relaxed coastal lifestyle and excellent services. Within walking distance you will find supermarkets, restaurants, sports facilities and everyday amenities, making this an ideal place for both permanent living and holiday escapes. The Mediterranean coast is only a short 10 minute drive away, offering a wide variety of beaches and seaside promenades.

#### Choice of Ground Floors with Garden or Top Floors with Private Solarium

Buyers can choose between ground floor homes with 3 bedrooms and 2 bathrooms, one of them ensuite, featuring a front terrace and a private rear garden with summer kitchen. Alternatively, top floor properties offer 2 bedrooms and 2 bathrooms, also with one ensuite, a front terrace and a large private solarium with summer kitchen, perfect for enjoying the sun all year round. Each layout has been carefully designed to maximize outdoor living and natural light.

#### Attractive Communal Areas for Relaxation

The residential complex includes a beautifully landscaped communal area with a swimming pool with jacuzzi zone, bicycle parking and green gardens where residents can relax and socialize in a peaceful environment.

#### Quality Features Designed for Modern Comfort

Each property is built to high standards of comfort and energy efficiency. Exterior carpentry in anthracite PVC with thermal break and double glazing provides excellent insulation and solar protection. Kitchens come fully equipped with appliances. Homes include preinstallation for ducted air conditioning and an aérothermal system for hot water, ensuring lower energy consumption. Bathrooms are delivered with vanity unit, mirror and shower screen. Each property also includes one assigned parking space.

#### Excellent Connectivity and Nearby Points of Interest

San Javier offers excellent road connections and easy access to key destinations in the region.

Mar Menor beaches 3.5 km

Mediterranean beaches 10 km

Roda Golf and Mar Menor Golf 8 km

Los Alcazares Marina 7 km

Murcia Corvera Airport 30 km

Alicante Airport 75 km

Zenia Boulevard Shopping Center 30 km

#### Enjoy the Mediterranean Lifestyle in San Javier

This development offers the perfect combination of location, comfort and outdoor living close to the sea and golf courses. Contact us today for more information or to arrange a visit to your future home in San Javier.



## Features:

Features	Energy Rating	CO2 Emission Rating
Pool	B	B
parking		
Solarium		
Communal pool		
Golf		
Gated		
BBQ		
Beach		