



**Property type :** Detached Villa

**Location :** San Javier

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**House area :** 107 m<sup>2</sup>

**Plot area :** 54 m<sup>2</sup>

✓ Airconditioning

Modern Semi-Detached Villas with Private Pool Near the Sea in Santiago de la Ribera – Exclusive New Construction Just 1 km from the Beach – Discover this limited-edition development of only two semi-detached villas located in Santiago de la Ribera, a charming coastal town on the Murcian coast, known for its relaxed lifestyle, clean beaches, and excellent year-round climate. These new homes are situated just 1 km from the shores of the Mar Menor, offering the perfect combination of privacy, comfort, and proximity to essential services and leisure options. – Contemporary Design with Functional Layout – Each villa is thoughtfully distributed across two floors plus a rooftop solarium, providing ample space for modern living. The properties feature: – 3 spacious bedrooms, including one on the ground floor – 3 fully fitted bathrooms, two of which are en suite – A private garden and swimming pool – Terrace on the first floor and a rooftop solarium ideal for sunbathing or entertaining – Private parking within the plot, with access from the rear street and a separate pedestrian entrance at the front – This layout ensures optimal privacy and ease of access while maximizing outdoor living space. – High-Quality Finishes and Features – Built with attention to detail and modern standards, the homes include: – Aluminium exterior carpentry with thermal break and double-glazed windows – Complete ducted air conditioning installation – Private pool included with each villa – Secure parking space within the plot – These homes are designed for year-round comfort, whether as a primary residence, a second home, or a vacation rental investment. – Prime Location on the Costa Cálida – Santiago de la Ribera offers a vibrant Mediterranean lifestyle with everything close at hand: – Beach (Mar Menor) – 1 km – La Ribera Shopping Center – 2 km – Roda Golf – 5 km – San Javier Airport – 6 km – Lo Pagán Marina – 4 km – Dos Mares Shopping Mall – 3 km – Excellent road access to Murcia (40 km) and Cartagena (30 km) – With its rich local culture, weekly markets, seafront promenades, and watersport options, Santiago de la Ribera is an ideal setting for enjoying the best of the Costa Cálida. – Make Coastal Living Your Reality – Don't miss this opportunity to own a stylish, new-build villa in one of the most desirable areas of Murcia's coastline. – Contact us now for more information or to schedule a visit. –



