



REF: # 10736

LA MANGA DEL MAR MENOR (LA MANGA )



#### INFO

PRICE:	780.000 €
PROPERTY TYPE:	Villa
CITY:	La Manga Del Mar Menor (La Manga )
BEDROOMS:	3
Bathrooms:	2
Build ( m2 ):	465
Plot ( m2 ):	1.361
Terrace ( m2 ):	40
Year:	-
Floor:	-
Old price	-



#### DESCRIPTION

LUXURY VILLA WITH PRIVATE PIER IN LA MANGA - only a few meters from the beach! Between two seas, the Mar Menor and the Mediterranean, is this beautiful luxury villa on the La Manga peninsula (Murcia), with one of the most privileged views in the area, (and being a few meters from the beach) This property has a private jetty (for a boat up to 12 m) that allows access to the sea through a system of wide channels. It is located in the Veneziola area, with immediate connections to the natural islets, the golf course and the marina. It is a new construction with high qualities and finishes typical of a luxury home. With a constructed area of 465.32m2 on a 1,361m2 plot, on the ground floor it has 3 very spacious double bedrooms and 2 bathrooms, a large living room with a fireplace, a separate dining room, a spacious independent hardwood kitchen and a large pantry. to store food, laundry etc. Large front and back porches. Enjoy 2 very spacious terraces and a 72m2 solarium with a viewpoint on top of the building with privileged panoramic views over the Mar Menor. The garden is finished for easy

maintenance and has a Private Pool. Double glazed exterior carpentry and double closure. Built-in wardrobes in all bedrooms. Basement / garage of 239m2, ideal for the installation of gyms, warehouses, games room etc. Behind the building there is a private jetty that allows access to the sea through a system of channels. The beaches are a few meters from the house. La Manga del Mar Menor is a thin strip of land covering 24 kilometres from Cabo de Palos to the Punta del Mojón across the Mediterranean sea, enclosed in a body of water. This waveless, shallow sea water lagoon is warm and incredibly salty, making it a popular with those after the health benefits of a mineral-rich swim, a safe bathing spot for families, or beginners practising water sports. This part of Murcia is known for its flat plains and orchard-like abundance. All these local fresh fruits and vegetables make for a varied cuisine plus the wines from Jumilla and Yecla are well known throughout Spain. For sports enthusiasts there is La Manga Football Stadium, a famously high-spec golf club and sports centre. The nearest airport is Murcia International a 50km drive and there are various connection routes from there. For direct travel, a bus or car are most direct, although there are train stations in nearby Torre-Pacheco and Cartagena.



<b>VIEWS</b> <ul style="list-style-type: none"> <li>• Panoramic views</li> <li>• Sea views</li> </ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"> <li>• Central airconditioning</li> <li>• Livingroom</li> <li>• Kitchen</li> <li>• Bedrooms</li> </ul>	<b>DISTANCE TO :</b> <div>Beach : 50 m</div> <div>Airport: 50 Km</div>	<b>FURNITURE</b> <ul style="list-style-type: none"> <li>• Not furnished</li> </ul>
<b>PARKING</b> <div>Garage no Cars : 1</div>	<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"> <li>• Games room</li> <li>• Gym</li> </ul>	<b>FLOORING</b> <ul style="list-style-type: none"> <li>• Tile floors</li> <li>• Stone floors</li> </ul>	<b>KITCHEN</b> <ul style="list-style-type: none"> <li>• Closed kitchen</li> <li>• Equipped kitchen</li> </ul>
<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"> <li>• Open terrace</li> <li>• Play Ground</li> <li>• Private garden</li> </ul>	<b>EXTRA</b> <ul style="list-style-type: none"> <li>• Built in wardrobes</li> <li>• Reinforced door</li> <li>• Double glazed windows</li> </ul>	<b>ENERGETIC CERTIFIED</b> 	

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