



## Detached Villa in San Javier - New build

SAN JAVIER

299,900€

ID # N8568



85m<sup>2</sup>



3



2



169m<sup>2</sup>



• Swimming pool: Private

• Close To Schools

• Roof terrace

• Pre-installed air conditioning

### Lexington Realty

C/ Finlandia 19, Bl. 1, Loc. 2  
Commercial Centre Gran Alacant  
03130 Santa Pola, ALICANTE

### Contact us

W: [www.lexington-realty.com](http://www.lexington-realty.com)  
T: +34 966 69 51 52  
M: [contact@lexington-realty.com](mailto:contact@lexington-realty.com)





## Description

**Exclusive New Construction Villas in San Javier, Murcia**  
**Modern Living with Private Pools and Premium Features**  
This exclusive new construction project offers only three independent villas, each designed with contemporary aesthetics and featuring private swimming pools with cascading waterfalls. Situated in San Javier, Murcia, these single-story homes provide three spacious bedrooms, two modern bathrooms, a private solarium, and parking on the plot. The open-plan layout integrates a fully furnished kitchen and a bright living-dining area, creating a seamless and stylish living environment.  
**Prime Location in San Javier**  
Located in the vibrant town of San Javier, these villas are surrounded by a wealth of amenities, including shops, restaurants, and sports facilities. The stunning beaches of the Mar Menor are just 4 km away, perfect for relaxing by the calm, warm waters, while the Mediterranean coastline is only a 10-minute drive. Golf enthusiasts will appreciate the proximity to several renowned golf courses, such as Roda Golf and Mar Menor Golf, within a 10 km radius.  
**Features Designed for Modern Comfort**  
Each villa is constructed to the highest standards, ensuring comfort and energy efficiency. Key features include:  
• Anthracite PVC exterior carpentry with thermal break and double-glazed windows for optimal solar protection.  
• Fully equipped kitchens with integrated appliances, including a refrigerator, oven, microwave, cooktop, extractor hood, and dishwasher.  
• Air conditioning pre-installation via ductwork.  
• Aerothermal hot water system for eco-friendly living.  
• High-security armored entrance doors and automated vehicle gates with video intercom.  
• Outdoor solarium with a summer kitchen, perfect for entertaining.  
**Accessibility to Key Points of Interest**  
San Javier boasts excellent connectivity, making it an ideal choice for year-round living or as a holiday home.  
• Murcia-Corvera Airport: 30 km  
• Alicante Airport: 75 km  
• Zenia Boulevard Shopping Center: 30 km  
• Los Alcázares Marina: 7 km  
• Golf Courses: Various within 10 km  
**Your Dream Home Awaits**  
Enjoy the perfect blend of modern design, premium features, and a prime location in San Javier. Don't miss the opportunity to own one of these limited-edition villas and experience the best of Mediterranean living. Contact us today for more information or to schedule a viewing.

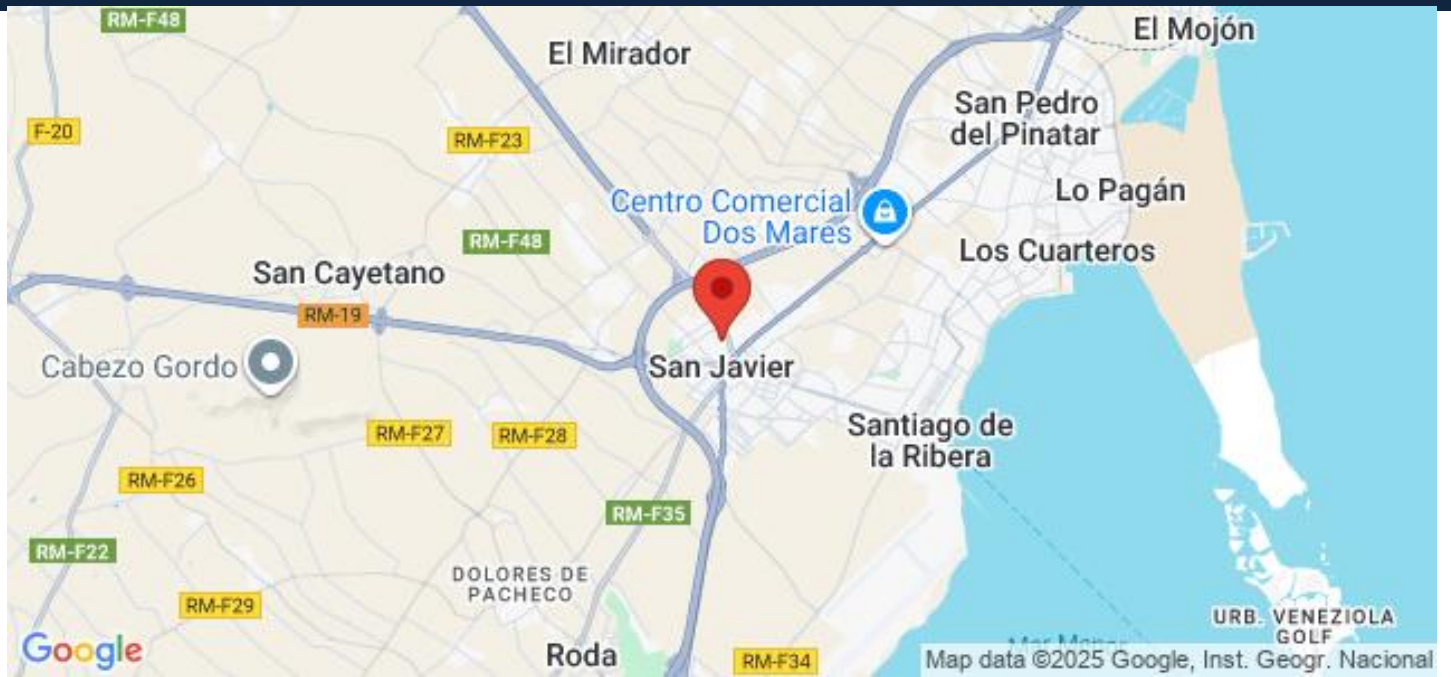
## Location

San Javier, Costa Calida - Murcia

San Javier is a town located in the Region of Murcia, southeastern Spain. It is situated on the shores of the Mar Menor, a saltwater lagoon known for its shallow and warm waters. San Javier is renowned for its beaches, water sports, and rich cultural heritage.

The town of San Javier offers a mix of traditional and modern elements. Its historic center features narrow streets, charming squares, and historical buildings, including the Church of San Francisco Javier, which is the town's main...





**Lexington Realty**

C/ Finlandia 19, Bl. 1, Loc. 2  
Commercial Centre Gran Alacant  
03130 Santa Pola, ALICANTE

**Contact us**

W: [www.lexington-realty.com](http://www.lexington-realty.com)  
T: +34 966 69 51 52  
M: [contact@lexington-realty.com](mailto:contact@lexington-realty.com)

