



850,000 €

Reference: RS15522 Bedrooms: 4 Bathrooms: 4 Build Size: 232m<sup>2</sup>





## Costa Calida, Cartagena

Discover this elegant duplex penthouse located in the heart of Cartagena, offering both luxury and comfort. This expansive apartment is thoughtfully designed across two levels to maximize space, light, and privacy. Property Highlights: - **Upper Floor**: Master suite featuring a spacious dressing area, luxurious en-suite bathroom, and direct access to a private 45 m<sup>2</sup> rooftop terrace – perfect for relaxation or entertaining with breath-taking views. - **Lower Floor**: Includes three additional bedrooms; two with en-suites. An additional shower room and guest toilet provide added convenience. - **Living Space**: An impressive 47 m<sup>2</sup> lounge and dining area filled with natural light. - **Kitchen**: A large, modern kitchen of 24 m<sup>2</sup>, perfect for culinary enthusiasts. - **Comfort and Convenience**: Fully equipped with air conditioning and heating. This property includes two garage spaces, storage room, and access to a communal pool. - **Outdoor Spaces**: Two private balconies complement the large terrace, offering diverse options for outdoor living. - **Extras**: Furniture negotiable, lift access, and ample storage space. This exceptional property offers a blend of style, comfort, and prime location. Arrange a viewing today to experience luxury living in Cartagena!

Cartagena, Spain, is a charming coastal city that blends historical allure with modern amenities, making it an attractive location for buying property and enjoying Mediterranean living. Here are some benefits of purchasing or residing in Cartagena:

- Stunning Coastal Scenery** - With beautiful beaches along the Mediterranean coast and views of the Mar Menor lagoon, Cartagena offers spectacular seascapes and recreational opportunities. Properties in the area often feature views of both the sea and nearby mountains, providing a picturesque backdrop.
- Rich Cultural Heritage** - Cartagena has a deep-rooted history, with archaeological sites, ancient Roman ruins, and historical landmarks. It is well-known for its Roman Theatre, old forts, and unique museums, creating a culturally rich environment for residents.
- Mediterranean Climate** - Cartagena enjoys a mild, Mediterranean climate with warm summers and mild winters. The area has over 300 days of sunshine per year, making it an ideal location for those who love the sun and outdoor activities.
- Modern Infrastructure and Amenities** - Despite its historic charm, Cartagena boasts modern infrastructure, including a reliable healthcare system, well-connected transportation options, and top-quality education facilities. The city has all the amenities of modern urban living, from shopping centres to fine dining and leisure options.
- Affordable Cost of Living** - Compared to many other European coastal cities, Cartagena offers a more affordable cost of living. Property prices are generally more reasonable than in nearby larger cities, and daily expenses such as dining out and entertainment tend to be lower.
- Investment Potential** - With the tourism industry growing and the city's continuous investment in infrastructure, Cartagena presents excellent potential for property appreciation. Renting to tourists or expats can also provide a stable source of income, as Cartagena is a popular destination.
- Outdoor Lifestyle** - Residents can enjoy a healthy, outdoor-oriented lifestyle with various activities, from hiking in the nearby mountains to sailing, diving, and beachside relaxation. The region also has many golf courses, marinas, and sports facilities.
- Strong Expat Community** - Cartagena has an active international community with expats from various countries, making it easy for new residents to find a sense of community, social networks, and support.
- Excellent Connectivity** - The city is well-connected by road and rail to major Spanish cities and is close to the airports in Murcia and Alicante, making international travel accessible and convenient.
- Gastronomy and Wine** - The region is renowned for its Mediterranean cuisine, seafood, and wines from nearby wine-producing regions. Living in Cartagena means easy access to fresh, high-quality food and a vibrant dining culture. In short, Cartagena combines the charm of a historic coastal city with the convenience of modern amenities, making it an appealing destination for property investment and an enriching place to live.