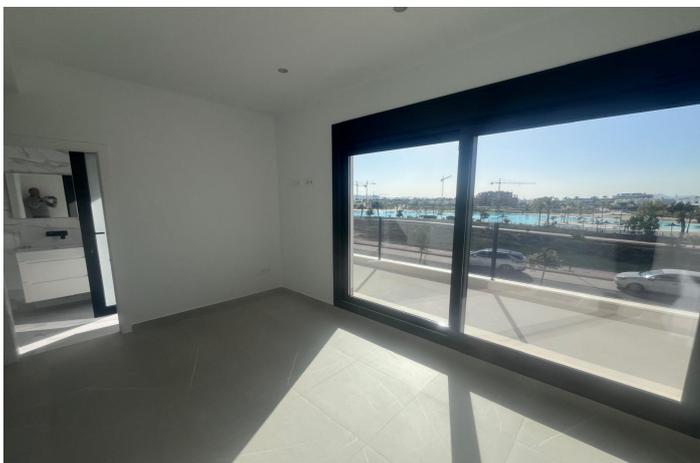




# Detached Villa for sale in Torre Pacheco, Torre Pacheco

750,000 €

Reference: RS18194 Bedrooms: 3 Bathrooms: 3 Plot Size: 319m<sup>2</sup> Build Size: 125m<sup>2</sup>





## Mar Menor, Torre Pacheco

Beautiful resale detached villa in the fabulous Santa Rosalia Lake and Life Resort. The villa is totally enclosed with private gate and driveway and has its own pool. On the ground floor there is an open plan lounge/dining/kitchen area, a double bedroom with sliding glass doors leading out to the garden and an en-suite. Upstairs there are two double bedrooms both with en-suites and access to the sun terrace, stairs leading up to a toilet and roof solarium of 48 m2. There is a basement of 91 m2 with glass sliding doors out to a patio area.

### Features -

Top Quality Flooring indoors and non slip exterior tiles

Bathrooms and Kitchen tiled with high quality stoneware tiles and acrylic paint

Decorative Shelf with LED Lighting in Bathrooms

PVC Outdoor carpentry with hermatically sealed sliding doors and thermal aluminium shutters (motorisation on large shutters)

Double laminated glass for energy saving

External Garden Door

Armoured Entrance Door

Motorised Vehicle Access Door to the garden

Fitted Wardrobes with shelves, hanging rail and drawers

Installation of Osmosis System in Kitchen

Top quality sanitary ware, bathroom furniture in lacquered wood, designer washbasins mirrors with LED Lighting,

Thermostatic built in shower taps with mixer, sprayer and hand shower, safety glass shower screens

Hot Water System by Aerothermal Heat Pump with 200 Litre tank

Spotlights

Spotlights embedded in garden walls

Video Intercom with Interior Monitor

Electrical socket for Electric Car

Air Con

Electric Towel Radiators

Reinforced concrete pool with jacuzzi and sunbathing zone, solar shower, LED colour spotlights and glass mosaic tiles, saline chlorination system

Compact of Silestone Marble Worktop

Balay Oven, Hob, Extractor Fan, Microwave, Fridge, Dishwasher, Washing Machine, Wine Cooler for 12 bottles of wine

Roof solarium with glass railings

Basement with english patio giving natural light

Santa Rosalia Lake and Life Resort is by no doubt the most exciting new project on the Costa Calida offering what has not yet been seen in this part of Spain. With a great infrastructure in place, children's play areas and the impressive and attractive lake, this is one of the most popular places to purchase in the region of Murcia at the current time. The Santa Rosalia lagoon is 17.000m2 and is surrounded by sandy beaches and palm trees, there are 2 islands, one of them with a bar. The resort has been designed and landscaped by experienced architects, engineers and landscape designers. Additional services within the resort include a clubhouse and other sports and leisure facilities to cater for the whole family. There is a cycle path and running track so you can keep fit and enjoy running or cycling around this truly beautiful resort.



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The resort has won the European Property Award for the Best Mixed Use Development in Spain 2021-2022, 2022-2023 and 2023-2024 which is a fantastic achievement.

Jose Diaz Garcia SA together with Crystal Lagoons have designed the biggest artificial lake in Europe with crystal clear waters. The infinite turquoise waters and sandy beaches will be where many residents meet and enjoy their days and evenings relaxing in the excellent climate of the Murcia region.

La Reserva at Santa Rosalia Lake and Life Resort is an area within the resort reserved as a green area to enjoy barbecues and activities like mini golf and frisby golf.

Sustainability - The Mediterranean vegetation has been selected for both its beauty and low water consumption.

Location of Santa Rosalia Lake and Life Resort - The resort is in an ideal location located between Los Alcazares & Torre Pacheco in the region of Murcia on the Costa Calida. Only a 5-minute drive to Los Alcazares, Mar Menor beaches, services, amenities and sports and leisure facilities. There are also numerous golf resorts in the area known as a golfers paradise. Also being only a few minutes drive from the AP-7 motorway makes it easy to commute to places like Cartagena, Alicante, Benidorm, Valencia etc

Security at Santa Rosalia Lake and Life Resort - The resort is a private gated community with 24 hour security.

Local Beaches close to Santa Rosalia Lake and Life Resort - The closest beach is at Los Alcazares only a 5 minute drive away. There are numerous beaches all along the coast giving you the option of the quiet waters of the Mar Menor or the blue seas of the Mediterranean.

Airports near Santa Rosalia Lake and Life Resort - The closest airport is the region of Murcia International Airport at Corvera which is approximately 25 minutes and Alicante Airport approximately one hours drive.

Supermarkets close to Santa Rosalia Lake and Life Resort - In Torre Pacheco there is a large Mercadona and in Los Alcazares there are numerous supermarkets including Mercadona, Lidl, Aldi and Consume. There is also a small Spar supermarket in Mar Menor Golf Resort just a few minutes away.

Schools close to Santa Rosalia Lake and Life Resort - Kings College International Private School runs a school bus from the nearby Mar Menor Golf Resort. The school is a 20 mins drive from Santa Rosalia Lake and Life Resort - <https://www.murcia.kingscollegeschools.org/es>

Las Claras Del Mar Menor School in Los Alcazares is approximately 10 minute drive - <https://lasclarasdelmarmenor.es/>  
There is also a local public school in the town of Torre Pacheco

Hospitals and Medical Services close to Santa Rosalia Lake and Life Resort - The local public hospital is Los Arcos at San Javier, approximately 10 minute drive from the resort. There are numerous Virgen Caridad Private Medical Centres in Torre Pacheco, Los Alcazares, San Javier, Cartagena and many other localities that offer a wide range of medical services and special services - <https://cmvcaridad.com> In Cartagena and Murcia, Virgen Caridad along with various others have private hospitals offering specialist clinics.

Hotels close to Santa Rosalia Lake and Life Resort -

Caleia Mar Menor Spa & Golf Resort is a five star hotel on the Mar Menor Golf Resort only a few minutes away. <https://www.caleiamarmenorspahotel.com>

Hotel Atrio del Mar 4 star hotel in Los Alcazares - <https://hotelatriodelmar.com>



Hotel 525 in Los Alcazares - <https://www.525.es>

#### Transport

There is a bus station and a train station in Torre Pacheco. Private and local taxis are easily available.

Price shown excludes buying costs

Cash buyer: add 10%

Mortgage buyer: add 12%