



# Detached Villa for sale in San Miguel de Salinas, San Miguel de Salinas

399,500 €

Reference: N5662 Bedrooms: 3 Bathrooms: 3 Plot Size: 185m<sup>2</sup> Build Size: 116m<sup>2</sup> Terrace: 91m<sup>2</sup>





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## La Vega Baja, San Miguel de Salinas

### MODERN VILLA WITH ALL THE COMFORTS

Residential complex designed to enjoy more than 300 sunny days a year, the villa has an independent plot, parking space, swimming pool and open solarium.

The properties are designed taking high quality materials, using modern construction technologies, both in decoration and installation of all systems in the home.

Pre-installation of air conditioning, heating and athermal, CCTV and domotic system.

Three bedrooms (five bedrooms optional), three bathrooms (four bathrooms optional), living room with open kitchen.

The total area of exterior terraces and balconies includes a large solarium with spectacular views ranging from 74,82 m<sup>2</sup> to 93,47 m<sup>2</sup>.

Optionally, there is the possibility to build a basement of approx. 50,27 m<sup>2</sup> with windows, natural light and ventilation.

The residential is located a few minutes from the beaches of Campoamor and La Zenia, in a consolidated area called "El Galan" - Eagles `Nest, a privileged place where international families reside: English and Scottish families, Norwegian and Dutch, Belgian and Spanish and more....

The location is unbeatable: it is in the centre of an area with a developed infrastructure, surrounded by 4 golf courses recognised at European level.

Furthermore, there are two shopping centres only two kilometres away: "La Zenia Boulevard" and "La Fuente" with many restaurants, shops, supermarkets and bars.

Particularly noteworthy is the proximity of "El Limonar", an English-Spanish international school, accredited by the NABSS (National Association of British Schools in Spain), where children from 3-18 years of age of different nationalities study.



## Features:

Private pool

Near Commercial Center

Double Bedrooms: 3

Beach: 5000 Meters

Terrace: 91 Msq.

garden

Gated

Air Conditioning: Pre-Installed

Solarium: Yes

Parking - Space

Near Schools

Useable Build Space: 90 Msq.

Location: Rural, Urbanisation