



## Duplex for sale in La Manga del Mar Menor, San Javier

260,560 €

Reference: R5049379 Bedrooms: 2 Bathrooms: 2 Build Size: 85m<sup>2</sup> Terrace: 25m<sup>2</sup>







## Costa Calida, La Manga del Mar Menor

This residential complex is located at km 14 of La Manga, on a unique plot, on the first line of the Estacio canal and just 50 meters from the Mediterranean Sea. Its location is unbeatable, just 800 meters from the Tomás Maestre port, where we find a select leisure area with bars, cafes, restaurants, shops, supermarkets, pharmacies, banks, and more. In Phase II of this project, we have 28 magnificent 2- and 3-bedroom duplexes. At Residencial Los Miradores del Puerto, the homes have been designed to take advantage of every corner, as well as taking great care in the selection of materials and design.

La Manga Located in the southeast of Spain, in the region of Murcia, to be precise, it is a unique place, which is lucky enough to be home to a natural saltwater lake, right next to the Mediterranean Sea. This one-of-a-kind sea is called the Mar Menor. Its 73 km long coastline boasts many beaches with crystal clear, shallow water. Apart from its more than 40 km of top-quality beaches, visitors also get the chance to choose between two seas, each of which has a different temperature, salt content and even types of waves! One of the seas has lots of them while the other is calm practically the whole year round! La Manga del Mar Menor is a magnificent tourist destination, designed to make your stay as pleasant as possible. The beauty and diversity of its surroundings, as well as its average 22° temperature and more than 300 sunny days a year, are just some of what it has to offer and which make it perfect for water sports. There is also a wide range of leisure and entertainment to choose and many other things that make La Manga one of the most important tourist hotspots in Europe.

### Plumbing

PPR plumbing and PVC sanitation installation

### Carpentry

Exterior carpentry in white PVC with monoblock blinds and double-glazed windows.

### Air-conditioning

Pre-installation of ducted air conditioning for heating and cooling throughout the home, with room zoning planned.

### Facade

The main façade features a capuchin structure and expanded polystyrene thermal insulation. The façade features premium materials: porcelain stoneware cladding, safety glass railings, and single-layer cladding.

### Bathrooms

Top-quality vitrified white porcelain sanitary ware and single-lever mixer taps, as well as a built-in washbasin with wall-hung cabinet, mirror, and shower tray.

The information provided is for guidance only, non-binding, and has no contractual value. It is possible that the developer has made changes that have not yet been processed by us. Notary fees, registration costs, and the AJD tax are not included in the listed prices. The furniture and decorative items shown in the images are not necessarily for sale and not included in the price.



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We are offering the project Los Miradores del Puerto in name of the project developer. If you see a cheaper price somewhere then the fellow broker has not adjusted his prices yet. All permits and bank guarantees have been fully delivered. This project is also covered by a 10-year warranty insurance.

Don't miss the opportunity to live in a place that represents a unique opportunity to contribute to the happiness of you and your family.

Please note prices and availability are liable to change without notice, so please contact us now for up-to-date information and floor plans.

To appreciate this property, an extended viewing is highly recommended. Buying a property in Spain is a big decision, but our friendly team will guide you through every step of the process and answer any questions you might have – about where to buy, what to buy, the legal process, tax, mortgages, healthcare and schools. We can help you with the furnishing and everything else you might need.



## Features:

### Features

Covered Terrace  
Private Terrace  
Double Glazing  
Fitted Wardrobes

### Setting

Beachside  
Close To Sea  
Close To Shops  
Beachfront  
Close To Marina

### Kitchen

Fully Fitted

### Climate Control

Pre Installed A/C

### Condition

Excellent  
New Construction

### Views

Sea  
Port

### Furniture

Not Furnished