



## Detached Villa for sale in Los Urrutias, Cartagena

1,375,000 €

Reference: RS21419 Bedrooms: 4 Bathrooms: 3 Plot Size: 4,280m<sup>2</sup> Build Size: 430m<sup>2</sup>







## Costa Calida, Los Urrutias

Introducing this Mediterranean-style villa located in El Algar (Murcia) , a unique property that combines space, privacy, and comfort in one of the quietest residential areas of the Costa Cálida . With a plot of 4,280 m<sup>2</sup> and a constructed area of 430 m<sup>2</sup> , this semi-new villa offers everything you need to enjoy a life of luxury and well-being.

The home features 4 spacious bedrooms and 3 bathrooms , as well as 2 living rooms , 2 dining rooms , and a fully equipped kitchen , ideal for large families or those who enjoy entertaining. It has several terraces to take full advantage of the region's excellent climate. Its many extras include a private sauna , a charming wine cellar , an outdoor barbecue , a private pool , and a large garage .

It is also equipped with central heating , air conditioning , and an alarm system , ensuring comfort and security year-round. It comes unfurnished , allowing you to customize each space to your liking.

An ideal property for those seeking tranquility, spaciousness, and exclusivity just minutes from the sea and amenities.

### Climate:

The climate on the Costa Cálida, often considered the best in Europe, allows for a very sociable and healthy outdoor lifestyle, characterized by comprehensive sports and leisure facilities, and exciting, cosmopolitan resort towns that stand out for their top-quality services, some of them exclusive and considered truly luxurious. All of these services cater to discerning customers who seek quality and proximity.

The Costa Cálida boasts more than 300 days of sunshine a year. A paradise with excellent connections to all of Europe.

### Around:

If there's one place where the sun shines year-round, it's the Region of Murcia. An area with a warm climate and calm waters that lap the coast, every day the crystal-clear blue of the luminous, clear sky flows through every corner and accompanies the lives of the people who live there.

The Costa Cálida continues to attract people from all over Europe, and from around the world, because it offers a unique quality of life in a beautiful setting on the shores of the Mar Menor, surrounded by mountains and lush vegetation.

In addition to the golf courses and marinas along the coast, the area also offers skiing in the nearby Sierra Nevada, Javalambre, and Valdelinares mountains, paradises for winter sports enthusiasts with beautiful natural landscapes. The Costa Cálida offers a uniquely rich lifestyle, where the best beaches and coves of the Mediterranean combine with an interior filled with mountains and towns that hide unique cultures and historical monuments.

A half-hour drive away is Cartagena , with its modernist buildings lining avenues that descend to the port and flank the Roman theater. A city of contrasts, open to a natural harbor provided by the bay and surrounded by natural enclaves such as Calblanque to the east and Cabo Tiñoso to the west. The city is a transit port for large cruise ships that come to explore the region and enjoy its culture, gastronomy, and its festivals, declared of international tourist interest.

-Fifteen minutes from Murcia , the most welcoming capital. Murcia experienced its splendor during the Baroque and Contemporary periods, when it was filled with palaces and churches with beautiful altarpieces. The façade of the cathedral, one of the most important in Spanish Baroque, dates from the same period. Today, it is a bustling city, full of services and life, easily accessible via its extensive network of highways that connect it to the different towns in the region as well as to the adjacent provinces. It has several hospitals, both private and public, providing a magnificent healthcare and care network.

Just over 15 minutes away, the calm waters of the Mar Menor lap the beaches of this large marine lagoon, unique and ideal for water sports and family swimming. Across the land barrier that separates it from the sea lies the Mediterranean, on long beaches along La Manga del Mar Menor. Two marinas are 25 minutes away: Lo Pagán, a port on the Mar Menor for smooth and protected sailing, and San Pedro del Pinatar, close to the natural setting of Las Salinas and from which to sail along the Mediterranean beaches.

-Quality education within your reach. Located in the surrounding area are two British schools, King's College and El Limonar, where Spanish and European students meet in early childhood education. Two private universities, the University of Murcia and the UCAM, complete the city's educational offerings.



-Murcia Airport . The international airport is just 10 minutes away, providing great convenience for those visiting Altaona Golf after a long trip.

- Alicante-Elche Airport . Alicante Airport is just 55 minutes away, offering easy access to most European destinations. It boasts modern facilities and easy access.

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## Features:

Storage Room

garden

Garage

Laundry

porch

Chimney

Balcony

Air conditioner

terrace

BBQ

heating

00 Turnkey