



## Duplex for sale in Puerto de Mazarrón, Mazarrón

263,750 €

Reference: RS21659 Bedrooms: 4 Bathrooms: 2 Build Size: 100m<sup>2</sup>







## Costa Calida, Puerto de Mazarrón

For sale this exceptional duplex home in Mazarrón , completely renovated just 2 years ago, ideal for those looking for a comfortable, spacious and functional home in one of the quietest and best connected residential areas of the Costa Cálida .

Spread over three floors , this house offers a high-quality family home . The basement features a double garage , additional storage space, and a separate, fully equipped laundry room with a washing machine, dryer, and custom-made cabinetry.

The main floor features an open layout with a living room and kitchen , making it easy to enjoy family time. It also features a versatile bedroom , ideal as an office or guest room, and a shower room .

On the upper floor , there are two large double bedrooms , one with a private balcony , as well as an additional room perfect as a children's room. A full bathroom with a bathtub completes this floor.

The home includes a private terrace with a barbecue area, ideal for enjoying the good weather outdoors during family or friends gatherings.

Located in a highly sought-after residential area of Mazarrón , this property is surrounded by supermarkets, schools, shopping centers, and all necessary amenities. The beach is just a 10-minute walk away , making this house a perfect opportunity both as a permanent residence or for those looking for a second home near the sea .

### Climate:

The climate on the Costa Cálida , often considered the best in Europe , makes a very sociable and healthy lifestyle possible , outdoors , marked by sports and leisure facilities , with A touristy , exciting and cosmopolitan city , it stands out for providing top-quality services , some of them exclusive and considered truly luxurious . All of them aimed at a demanding customer who seeks quality and proximity.

The Costa Cálida boasts over 300 days of sunshine a year . A paradise with excellent connections to all of Europe. San Javier Airport boasts modern facilities and is easily accessible from anywhere in the province.

### Around:

This town, being bathed by two seas, offers different types of bathing. The Mar Menor, due to its calm waters, provides more family-friendly swimming, while the beaches located on the Mediterranean Sea are natural, where you can enjoy the nature they offer, as they are located in the protected area of Las Salinas de San Pedro del Pinatar. The Arenales y Salinas Natural Park is a large wetland of great importance as a nesting and resting place for numerous bird species. It covers an area of 856 hectares, including the natural beaches of Torre Derribada and La Llana. Nature, tourism, fishing, and salt mining coexist in complete harmony here, making it a prime example of sustainable development. San Pedro del Pinatar also offers a large outdoor mud therapy area—in fact, one of the largest in Europe. Its famous mineral-medicinal muds have various cosmetic and therapeutic uses that will help with inflammation and scars, and will hydrate and refresh your skin. The cuisine offered in this town is very traditional due to its fishing tradition. Its star product is fish, which is brought freshly caught from the sea every morning to its famous fish market, where local restaurants and bars stock up. Another of its most appreciated dishes is the famous "Caldero," a type of brothy rice with fish whose origins date back to the fishermen themselves. Over the years, it has been reinvented and perfected by local restaurants, turning it into an exquisite delicacy.

The Costa Cálida continues to attract people from all over Europe , and from other parts of 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 that you can enjoy all along the coast, the area also offers the possibility of skiing in the nearby Sierra Nevada , Javalambre or Valdelinares , a paradise for winter sports lovers , 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.



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## Features:

Storage Room

BBQ

heating

00 Turnkey

terrace

Garage

Laundry

garden

furnished

Air conditioner