



## Detached Villa for sale in Los Urrutias, Murcia

349,900 €

Reference: N6927 Bedrooms: 3 Bathrooms: 3 Plot Size: 195m<sup>2</sup> Build Size: 120m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa Calida, Los Urrutias

Detached Villa for Sale in Los Urrutias, Cartagena – Modern Living by the Mar Menor

Your Dream Villa in Spain Awaits

Are you searching for a detached villa for sale in Spain? Discover this stunning new build villa in Los Urrutias, Cartagena, located just 200 meters from the golden beaches of the Mar Menor. This beautiful property offers the perfect blend of modern design, comfort, and investment potential on the Costa Cálida.

The balance between price, quality and location ensures that the house is ideal as an investment for letting.

**OBLIGATORY TO PUT IN HOLIDAY RENTAL!**

This small-scale project is the ideal combination of holiday and investment property. If you are looking for peace and quiet and want to be within 200 metres of the beach and promenade, then this is your location.

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### Key Features

- Reference: N6927
- Price: €349,900
- Location: Los Urrutias, Cartagena, Murcia
- Property Type: Detached Villa
- Bedrooms: 3
- Bathrooms: 3
- Plot Size: 195 m<sup>2</sup>
- Built Area: 120 m<sup>2</sup>
- Terrace: 20 m<sup>2</sup>
- Private Pool: 6m x 3m
- Furnished: Yes
- Air Conditioning: Hot/Cold
- Parking: Private space
- Energy Rating: B

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### Modern Comfort and Style

Step inside this luminous villa, thoughtfully designed over two floors. The spacious living room opens directly onto the terrace, where you can enjoy your private pool and Mediterranean sunshine. The open-plan kitchen is fully equipped with modern appliances and quality finishes, making it ideal for family life or entertaining guests.

With three double bedrooms and three stylish bathrooms, there is plenty of space for everyone. The villa comes fully furnished, including curtains and bed linen, so you can move in and start enjoying your new home immediately. Air conditioning ensures comfort all year round.

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### Prime Location on the Costa Cálida

This detached villa is part of a boutique development in Estrella de Mar, an idyllic urbanisation just outside the tranquil fishing village of Los Urrutias. Here, you'll find restaurants, a supermarket, and bars within walking distance. All essential amenities, including a pharmacy and church, are nearby.

The location is perfect for those who want peace and quiet, yet wish to be close to the vibrant coastal life. Los Urrutias is renowned for its clean beaches, water sports, and relaxed atmosphere. The area is only 16 km from Cartagena, 43



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km from Murcia city, and a short 10-minute drive from the lively seaside town of Los Alcázares.

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#### Investment and Lifestyle Opportunity

This villa is ideal for buyers seeking a holiday home, permanent residence, or investment property in Spain. With the growing demand for holiday rentals in the region, this property offers excellent rental potential. The balance between price, quality, and location makes it a smart choice for those looking to buy a villa on the Costa Cálida.

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#### Why Buy Property in Los Urrutias, Murcia?

Los Urrutias is a hidden gem on the Costa Cálida, attracting buyers from across Europe. The area boasts over 300 days of sunshine a year, beautiful beaches, and a relaxed Mediterranean lifestyle. Whether you're searching for a beachfront villa, a family home, or an investment property in Spain, Los Urrutias offers everything you need.

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#### Contact Us Today

Ready to make your dream of owning a property in Spain come true? Contact our real estate experts for more information about this detached villa for sale in Los Urrutias, Cartagena. We are your trusted partner for buying property in Spain, with a wide range of villas, apartments, and investment opportunities on the Costa Cálida.



## Features:

### Features

Useable Build Space: 100 Msq.

Private pool

garden

Location: Coastal

Parking - Space

furnished

Gated

Number of Parking Spaces: 1

Near Schools

Double Bedrooms: 3

Beach: 200 Meters

Air Conditioning: Yes

Terrace: 20 Msq.

### Energy Rating

B

### CO2 Emission Rating

B