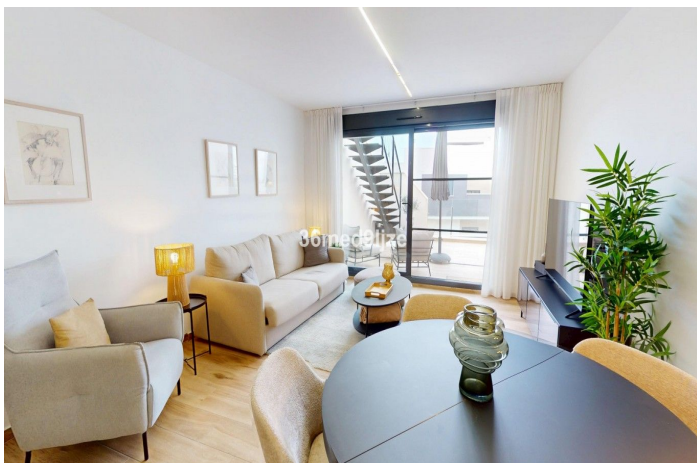




## Ático en venta en San Javier, San Javier

395.000 €

Referencia: R5199619    Dormitorios: 2    Baños: 2    Construido: 163m<sup>2</sup>





## Mar Menor, Los Alcázares

Step into this stylish and recently built penthouse (2023) in sunny Los Alcázares / San Javier and be amazed by the comfort, space, and stunning views. This move-in-ready home offers two bedrooms and two modern bathrooms, ideal for both permanent living and carefree holidays.

The open-plan kitchen flows seamlessly into the dining area and cosy living room. The sofa in the living room converts into a comfortable sofa bed, and the extendable dining table accommodates up to six people, making the space perfect for entertaining. Large sliding doors open onto a spacious south-facing terrace overlooking the beautifully maintained communal pool. All windows are fitted with electric shutters and mosquito screens, ensuring optimal comfort and privacy throughout the home.

Climate control is ensured by a modern Airzone split air-conditioning system (hot and cold), which can be conveniently operated remotely via a smartphone app. The apartment also features a reinforced security entrance door for added peace of mind.

A private staircase leads to the impressive rooftop solarium — an exceptional outdoor living space equipped with a jacuzzi, outdoor kitchen, sun awning, dining area, lounge zone, and a comfortable seating corner. From here, you can enjoy breathtaking panoramic views over the Mar Menor, Roda Golf, and the charming town of Los Alcázares. Please note that the solarium is the only area that is not wheelchair accessible.

Both bedrooms are furnished with high-quality boxspring beds (160 cm), offering maximum sleeping comfort. The property is fully wheelchair accessible throughout the apartment and communal areas.

The penthouse is sold fully furnished and includes an extra-large private parking space in the underground garage, as well as a spacious storage room. Solar panels with battery storage provide an energy-efficient and sustainable living solution.

Its location is another major highlight: shops, bars, and restaurants are all within walking distance, while the beach is just a pleasant 2-kilometre walk away — close enough to enjoy daily, yet far enough to guarantee peace and privacy.

A unique opportunity to acquire a modern, low-maintenance penthouse with luxury features in a prime location on the Costa Cálida.



## Características:

### Características

Ascensor

Terraza Privada

### Muebles

Completamente Amueblada

### Aparcamiento

Garaje