



## Detached Villa for sale in San Pedro del Pinatar, San Pedro del Pinatar

**479,900 €**

Reference: RS25204 Bedrooms: 3 Bathrooms: 3 Plot Size: 202m<sup>2</sup> Build Size: 174m<sup>2</sup>





## Costa Calida, San Pedro del Pinatar

Located in the charming coastal town of San Pedro del Pinatar , these luxury villas combine contemporary design, comfort and an exceptional location. Each residence has been carefully designed to offer an exclusive lifestyle, surrounded by the natural wonders of the Costa Cálida and just minutes from the calm waters of the Mar Menor and the Mediterranean Sea.

With a plot of 200 m<sup>2</sup> and a constructed area of 174.08 m<sup>2</sup>, these villas are distributed over two floors plus a 48.47 m<sup>2</sup> solarium. The ground floor houses an open-plan space that integrates the living room, dining room and kitchen, equipped with modern appliances and large glass doors that open onto the patio and private pool. On this level we also find a double bedroom with built-in wardrobes and access to a rear patio, as well as a separate bathroom.

On the upper floor, there are two further double bedrooms. One includes an en-suite bathroom, fitted wardrobes and access to a private terrace, while the second features a dressing room and access to a spacious wrap-around terrace. There is also an additional family bathroom. Outside, the villas feature artificial grass, electric gates at the entrance and an elegant private pool to enjoy the sunny weather all year round.

San Pedro del Pinatar is renowned for its privileged coastal location, its warm climate with more than 315 days of sunshine a year and its natural wealth, such as the Las Salinas Nature Reserve . In addition, it offers a wide range of services, from bars and restaurants to supermarkets and banks, all just minutes away.

These villas represent a unique opportunity for those looking for a luxury home in an idyllic setting. Contact us for more information and discover your new place in the Mediterranean.

### Climate:

The climate on the Costa Cálida, often considered the best in Europe , makes possible a very sociable and healthy lifestyle , outdoors , marked by sports and leisure facilities , with It is a touristic , exciting and cosmopolitan city , which stands out for its top-class services , some of them exclusive, considered to be true luxury . All of them aimed at a demanding client, who seeks quality and proximity.

The Costa Cálida has more than 300 days of sunshine a year . A paradise with excellent connections to all of Europe. San Javier Airport has modern facilities and easy and convenient access from any point 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 a more family-friendly bath, while the beaches located in the Mediterranean Sea are natural, where you can enjoy the nature they offer, since they are located in the protected area of Las Salinas de San Pedro del Pinatar. The natural park of Los Arenales y Salinas is a large wetland of great importance as it is the nesting and resting place for numerous species of birds. It has an area of 856 hectares where we include the natural beaches of Torre Derribada and La Llana. In this place nature, tourism, fishing and salt exploitation coexist in complete harmony, making it an example of sustainable development. San Pedro del Pinatar also offers a large outdoor mud therapy area, in fact, it is one of the largest in Europe. Its famous mineral-medicinal muds have various cosmetic and therapeutic uses that will help you with inflammations, scars and will moisturize and refresh your skin. The gastronomy that this town offers is very traditional due to being a town with a fishing tradition. Its star product is fish, which is brought freshly caught from the sea every morning to its famous fish market, where restaurants and bars in the area stock up. Another of its most appreciated dishes is the famous "Caldero", a type of rice soup with fish whose origins date back to the fishermen themselves, which over the years has been reinvented and perfected by the restaurants in the area, turning it into an exquisite delicacy.

The Costa Cálida continues to attract people from all over Europe , and from other places in 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 along the entire 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



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Mediterranean combine with an interior full of mountains and towns that hide culture and historical monuments unique in the world.

We have a gift for you:

At Six Seconds Properties (965059685) we help you turn your new property into the house of your dreams, giving you a gift voucher worth € 5,300 worth of furniture and a technical visit to the property , where our technical team will advise you on the possibilities of improving the property . Totally free!!

At Six Seconds Properties We believe that your trust deserves exceptional treatment.

**IMPORTANT!!**

Remember that our services NEVER increase the final price of the property for our clients . Our experience in the sector will make us your ally, a trusted advisor who will help you choose the house of your dreams in the best area, inform you about the market price of the properties you are interested in, the qualities used... all the essential and objective information to ensure that your experience is completely satisfactory.

Six Seconds Properties belongs to a group of consolidated companies, all of them specialized in the home sector; architecture, interior design, furniture, advice on the purchase and sale of real estate , etc. These own resources allow us to offer unique and exclusive services to our clients.



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## Features:

Solarium  
garden

porch  
Intercom

terrace