



Alhama de Murcia  
**Villa in Alhama de Murcia**

Offer ID: 3225

**From 318500 €**

\*Price does not include VAT



Completion date:  
January June 2025



### Property Information

**Type:** Villa

**Number of bathrooms:** 2

**Number of bedrooms:** 3

**Area:** 93.35 m<sup>2</sup>

**City:** Alhama de Murcia



### Property Description

This exquisite villa combines modern luxury with functional design, offering a sophisticated living experience in a prime location.

With a spacious open-plan living area, the villa seamlessly integrates indoor and outdoor spaces, making it ideal for both relaxing and entertaining.

The villa offers three spacious bedrooms, each designed for maximum comfort and privacy.

The master suite includes an en-suite bathroom for added convenience and a private terrace from which to enjoy the magnificent views.

Step outside to the beautifully landscaped garden and private pool, ideal for cooling off on warm days or hosting gatherings.

EAS ELECTRIC appliances (integrated fridge-freezer, oven, microwave, ceramic hob, dishwasher and washing machine): from €2450

EAS ELECTRIC brand air conditioning: from €3600

Total cost: from €6050

Airzone installation for 4 zones: 3950€

Underfloor heating for 2 bathrooms: 1150€

Total cost: 5100€

BASIN: 7 X 3 (21 m<sup>2</sup>) swimming pool is included in the price. For larger sizes the price list is as follows:

4 X 8 m. (32 m<sup>2</sup> - additional 11 m<sup>2</sup>): 7900€.

3.5 X 7.5 m. (26.25 m<sup>2</sup> - extra 5.25 m<sup>2</sup>): 3750€

3.5 X 7 m. (24.50 m<sup>2</sup> - 3.5 m<sup>2</sup>): € 2500



## Advantages



Near golf courses



Private pool



Balcony/Terrace



Parking



Garden



Solarium



## What is included in the price



Parking space



Solarium



Smarthome



Garden



Pre-installed air conditioning



Furnished bathroom



## Gallery



VILLA II\_ 3 dormitorios

MASTERPLAN



### CUADROS DE SUPERFICIES

Planta	Uso	Sup. Útil	Sup. Const.
Baja	Vivienda	92,05 m²	107,86 m²
	Lavadero	1,30 m²	1,30 m²
		<b>93,35 m²</b>	<b>109,16 m²</b>



### DATOS GENERALES

Superficie de la parcela: 1.701,25 m²

Edificabilidad: 67,24 m²

Superficie construida: 946,20 m²

### SUPERFICIES DE PARCELA

PARCELA 01	264,05 m²
PARCELA 02	264,05 m²
PARCELA 03	264,05 m²
PARCELA 04	264,05 m²
PARCELA 05	264,05 m²

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Villa number	Model	Plot area (sq.m.)	Built area (sq.m.)	Useful area (sq.m.)	Solarium Villa B / Villa C (sq.m.)	Swimming pool (sq.m.)	PRICE	Bedrooms
Manzana M-1								
1	VILLA C PLUS	364,65	109,16	93,35	75,70	21	329.000 €	3
2	VILLA C PLUS	345,54	109,16	93,35	75,70	21	318.500 €	3
3	VILLA C PLUS	345,28	109,16	93,35	75,70	21	318.500 €	3
4	VILLA C PLUS	345,28	109,16	93,35	75,70	21	318.500 €	3
5	VILLA C PLUS	364,82	109,16	93,35	75,70	21	329.000 €	3

RESERVED

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