



**Property type :** Townhouse

**Location :** San Javier

**Area :** Santiago de la Ribera

**Bedrooms :** 3

**Bathrooms :** 3

**Year built :** 2022

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**House area :** 220 m<sup>2</sup>

**Plot area :** 200 m<sup>2</sup>

**Terraces area :** 28m<sup>2</sup> m<sup>2</sup>

**Solarium area :** 48m<sup>2</sup> m<sup>2</sup>

**Airport :** 45km

**Beach :** 750m

**City :** 500m

**Golf :** 1km

- |                 |                       |                   |
|-----------------|-----------------------|-------------------|
| ✓ Terrace       | ✓ Alarm system        | ✓ Central heating |
| ✓ Solar energy  | ✓ Garage              | ✓ Utility room    |
| ✓ Barbecue      | ✓ Solarium            | ✓ White goods     |
| ✓ Dressing room | ✓ Partially furnished | ✓ Airconditioning |

Exclusive villas only 750m from the beach in Santiago de la Ribera. A well-established area of the Costa Cálida, with all services nearby and very well connected by road with the AP-7 and the N-332. Santiago de la Ribera is a town that has many attractions and can offer interesting leisure activities for almost any preference, from water sports enthusiasts, nature lovers and those who like good Mediterranean cuisine.

These two-storey villas are built on plots of 220 and 224m<sup>2</sup>, with 3 bedrooms and 3 bathrooms plus a solarium. The ground floor has a large open plan living room and fully fitted kitchen with white goods, with large windows opening onto the garden and pool area. On the same floor, there is a double bedroom, a bathroom, a laundry room, and a closed garage. On the first floor, there are 2 bedrooms, both with private dressing rooms and bathrooms, and access to the large terrace. The villa includes many extras such as a fully installed A/C, white goods, a closed garage with an electric door, a summer kitchen next to the pool area, underfloor heating in the bathrooms, indoor and outdoor LED lighting, a garden with artificial grass, and a private pool with pre-installation for a heat pump.