



3



3



98m<sup>2</sup>



**Property type:** Semi-detached house  
**Location:** SANTIAGO DE LA RIBERA (MURCIA)  
**Area:** Murcia  
**Year built:** 2022

**Swimming pool:** Private  
**Garden:** Private  
**Orientation:** N/A  
**Views:** Sea views  
**Parking:** Yes

**Terraces area:** 7 m<sup>2</sup>  
**Solarium area:** 35, m<sup>2</sup>

- ✓ Garden
- ✓ Solarium

- ✓ Pre-air conditioning

- ✓ White goods

**Exclusive development of 3 semi - detached and terraced villas with private swimming pool, solarium and parking space on the plot, offering all hours of sunshine every day of the year.**

This Property is Based on the beautiful Santiago de la Ribera is on the Mar Menor, on the coast of Murcia. and is Close to main Shopping areas and Restaurants with easy access to Murcia Airport .

This old fishing village has 4 kilometres of beach, with fine, golden sand. Its Mediterranean waters are ideal for enjoying the sun, sea and water sports all year round. It has an attractive, palm-lined promenade that runs the length of the beach.

Energy certificate: **Pending**



There are two particular summer events which should not be missed: the fiesta of the Virgen del Carmen, patron saint of sailors, on 16 July, and the San Javier International Jazz Festival, in the third week of the same month.

- Exterior façade cladwith porcelain tiling combined with single-layer cladding.
- Exterior terraces and pavements with non-slip tiles.
- Automatic intercom system.
- Exterior carpentry in grey PVC, high-quality finish.
- Motorised blinds in living rooms and bedrooms.
- Built-in wardrobes with drawer units.
- Double glazing in all carpentry with air chamber.
- Reinforced entrance door to the property.
- Smooth interior doors lacquered in light wooden colour.
- Porcelain tiled flooring.
- Smooth plasticized paint.
- Pre-installation of ducted airconditioning.
- Domestic hot water production by aerothermal heating.
- TV sockets in living room and bedrooms.
- Telecoms sockets in living room and bedrooms.
- High-quality white porcelain sanitary ware. Rain effect showers.
- High quality ceramic wall and floorcoverings.
- Shower screens in transparent glass and chrome profile
- Forced extraction according to CTE.
- Kitchen furniture: laminate doors, full-extension drawers.
- Quartz compact worktop.
- Appliances included: induction hob, extractor fan, oven and microwave in columnand fridge.
- Water points and sockets on the terrace and solarium.
- Exterior lighting and interior lighting in corridors, dining room, kitchen andbathrooms.
- Manual garage door.
- Parking space on the plot.
- Swimming pool with two lights with stainless steel outdoor shower.Completedepuration equipment.
- Solarium withsea views