



**Property type :** Villa

**Location :** San Pedro del Pinatar

**Area :** San Pedro del Pinatar

**Bedrooms :** 6

**Bathrooms :** 7

**Year built :** 2010

**Pool :** Private

**Garden :** Private

**Facing :** Southeast

**Parking :** Underground

**House area :** 1150 m<sup>2</sup>

**Plot area :** 1118 m<sup>2</sup>

**Airport :** 8 km

**Beach :** 1 km

- ✓ Garage
- ✓ Furnished
- ✓ Terrace
- ✓ Barbecue
- ✓ Central heating
- ✓ Separate Kitchen

- ✓ Airconditioning
- ✓ Dressing room
- ✓ Utility room
- ✓ Satellite dish
- ✓ Alarm system
- ✓ Underfloor heating

- ✓ Jacuzzi
- ✓ White goods
- ✓ Basement
- ✓ Solar energy
- ✓ Fireplace

Spectacular single-family residence distributed on the ground floor and first floor, with a semi-basement used as a garage, storage rooms, and utility rooms, and a pool on the ground floor. The roof covers part of the roof and part of a visitable terrace.

The plot has an area of 1,118.20 m<sup>2</sup>. The total built area of the building is 1,150.10 m<sup>2</sup>, of which 573.35 m<sup>2</sup> belong to the ground floor, 117.90 m<sup>2</sup> to the first floor, and 458.85 m<sup>2</sup> to the basement. The useful area is 855.45 m<sup>2</sup>.

**\*\*Distribution:\*\***

**\*\*Ground floor:\*\*** Includes an entrance hall, 4 bedrooms, living-dining room, kitchen, living room, toilet, laundry room, barbecue kitchen, 4 bathrooms (three of them belonging to the aforementioned bedrooms, and the last one serving the garden and pool), dressing room in the main bedroom. Distribution corridors. Garden with a pool.

**\*\*First floor:\*\*** Features an open distributor to the staircase, 2 bedrooms with their own bathroom, and a terrace-solarium linked to the bedrooms.

**\*\*Basement:\*\*** Consists of a garage for 7 or more spaces, machine room, water tanks and pressure group, automatic room, generator group panel, home automation, and alarm panel. Area for a gym, storage rooms, bathroom, and a living area with a kitchen and pantry.

It also includes a 650.80 m<sup>2</sup> attached orchard.

The villa is located in a privileged environment, close to the beaches of San Pedro del Pinatar and Lo Pagán, and a few steps from the urban center of San Pedro del Pinatar and shopping centers.

San Pedro del Pinatar is one of the main tourist hubs on the Costa Cálida. Located between the Mar Menor and the Mediterranean, this destination is famous for its fishing tradition, healing muds, and salt flats.

In San Pedro, you'll find the largest outdoor mud therapy area in all of Europe. Coming here and not immersing yourself from head to toe in its famous mineral-medicinal muds is a crime. Whether at the saline pond set up for this purpose or in hotels and centers offering specialized treatments, the choice is yours. And if you want to take the paradise home with you, don't forget that you can buy mud at thalassotherapy centers.

The promenade is another itinerary that doesn't require planning, as the spectacular colors of the sunset, panoramic views of the Mar Menor, and the gentle sea breeze will exert an irresistible attraction on you. Along the long promenade, you'll find hotels, bars, restaurants, and shops of all kinds.

In San Pedro del Pinatar, you can enjoy our two seas, the Minor, on beaches like La Mota, La Puntica, and Villananitos; and the Major or Mediterranean, in protected areas such as the beaches of La Llana, which are part of the Salinas and Arenales de San Pedro, Torre Derribada, and El Mojón.

If you enjoy water sports, you won't find a place more full of possibilities. Both the calm and tranquil waters of the Mar Menor and those of the Mediterranean are ideal for sailing, kayaking, catamaran sailing, windsurfing, jet skiing, and diving.

