



**Property type :** Villa

**Location :** Altaona Golf Murcia

**Bedrooms :** 3

**Bathrooms :** 2

**House area :** 104 m<sup>2</sup>

**Plot area :** 299 m<sup>2</sup>

✓ Fenced Plot

✓ Terrace

Montemar is an exclusive residential community located in the prestigious Altaona Golf complex, just 15 minutes by car from the center of Murcia and 20 minutes from the beautiful Mediterranean beaches. This enclave offers the perfect combination of tranquility, security, and the convenience of being close to all essential services.□□

Surrounded by nature and mountains, Montemar is the ideal place for those seeking quality of life, fresh air, and open spaces. With an 18-hole golf course at your disposal, residents can enjoy a safe and relaxed environment.□□

Features of Montemar's First Phase:□□

Plots starting from 300 m<sup>2</sup>. Villas with 2, 3, and 4 bedrooms on the ground floor. 2 full bathrooms. Private pool of approximately 20 m<sup>2</sup>, with chlorine purification system. Cobblestone interior streets with lighting according to project design. Aerothermal system for sanitary hot water. Included kitchen appliances (TEKA brand or similar): fridge-freezer, dishwasher, extractor hood, induction hob, oven, microwave, and washing machine. LED lighting pack in living-dining room, kitchen, bedrooms, and bathrooms. Underfloor heating in bathrooms.□□

Prime Location:□□

Just 15 minutes from Murcia city center and 15 minutes from Murcia Airport. 20 minutes from Cartagena and 1 hour from Alicante Airport. Close to hospitals such as La Arrixaca (10 minutes) and prestigious international schools like El Limonar International School and King's College (10 minutes). 15 minutes from the Mar Menor and 20 minutes from the Mediterranean beaches of San Pedro del Pinatar.□□

Living in Montemar means enjoying a unique setting, in contact with nature, with the convenience of having everything within reach. Make this exclusive residential community your ideal home!□□