

## 3 bedroom Villa for sale in Altaona Golf and Country Village

€598,000

Reference: SVM751029-1-1





## Key Features

- 3 bedrooms
- 3 bathrooms
- 159 m<sup>2</sup> build
- 469 m<sup>2</sup> plot
- Swimming Pool: Yes

## Description

Modern Balance Villa with Private Pool, Furniture and Car Included at Altaona Golf

Located within the exclusive Las Vistas community at Altaona Golf & Country Village, this exceptional Balance Villa combines contemporary architecture, energy efficiency, privacy and an outstanding Mediterranean lifestyle. Sold fully furnished and including a 2018 Renault Clio, this is a unique turnkey opportunity in one of Murcia's most desirable golf resorts.

Built on a generous 469 m<sup>2</sup> plot, the villa offers 159 m<sup>2</sup> of beautifully designed living space created to maximise natural light and establish a seamless connection between indoor and outdoor living. The property is presented in

excellent condition and is ready for immediate occupation, making it ideal as a permanent residence, holiday home or investment property.

The villa comes fully equipped with a private swimming pool, underfloor heating, ducted air conditioning, advanced SISMO construction, security cameras, water filtration system and even a 2018 Renault Clio, offering a complete relocation package for international buyers looking for comfort and convenience in Murcia.

The spacious terraces, landscaped garden with artificial grass and private swimming pool create the perfect setting for enjoying the Mediterranean climate all year round. Open views, sunshine and privacy combine to offer a relaxed outdoor lifestyle in a secure resort environment.

Altaona Golf & Country Village is one of the most sought-after golf resorts in the Murcia region. Surrounded by protected natural landscapes and mountain views, residents enjoy an 18-hole golf course, walking and cycling routes, extensive green areas, 24-hour security and a thriving international community.

Built using the innovative SISMO construction system, the villa benefits from superior thermal and acoustic insulation, Energy Certificate Rating A, double-glazed PVC windows and high-quality finishes throughout. These features contribute to low running costs, excellent comfort and strong long-term investment appeal.

Ideally located just 15 minutes from Murcia city centre, 15 minutes from Murcia International Airport and approximately 20 minutes from the beaches of the Costa Cálida, Altaona offers the perfect balance between tranquillity, accessibility and lifestyle.

Energy Efficient Luxury Villa for Sale in Altaona Golf with Private Pool, Furniture and Car Included

We are specialists in properties for sale in Altaona Golf & Country Village. Contact our team for floorplans, additional information, viewing arrangements and the latest opportunities within this prestigious Murcia golf resort.

#### PROPERTY FEATURES

159 m<sup>2</sup> built area  
469 m<sup>2</sup> private plot  
Balance Villa design  
Fully furnished (excluding personal belongings)  
2018 Renault Clio included (101,600 km)  
Private swimming pool (depth 1.50 m – 2.10 m)  
Energy Certificate Rating A  
Ducted air conditioning with heat pump  
Underfloor heating in living room and bathrooms  
Spacious terraces and outdoor living areas  
Landscaped garden with artificial grass  
Built-in wardrobes  
Drinking water filtration system  
Extra freezer in utility room  
Two outdoor WiFi security cameras with audio and siren  
Upgraded intercom system with remote vehicle gate opening  
Pool maintenance equipment included  
Reinforced concrete structure  
SISMO construction system  
High-performance thermal and acoustic insulation  
Dark grey PVC double-glazed windows and sliding doors  
Porcelain flooring throughout interior and exterior areas  
White lacquered interior carpentry  
Modern fitted bathrooms  
Solar panel-ready roof system  
Rainwater harvesting drainage system  
Located within Las Vistas community  
Access to Altaona Golf facilities  
Secure gated resort with 24-hour security

#### QUALITY SPECIFICATION (SUMMARY)

Built using the advanced SISMO construction system, the villa combines structural strength, exceptional insulation and energy efficiency.

Reinforced concrete structure  
High-performance thermal and acoustic insulation  
Dark grey PVC double-glazed windows and sliding doors  
Porcelain flooring throughout  
White lacquered interior carpentry  
Fully installed ducted air conditioning  
Electric underfloor heating in living room and bathrooms  
Modern fitted bathrooms with ceramic shower wall finishes  
Landscaped garden and private pool area  
Solar panel-ready roof system  
Rainwater harvesting drainage system

Please note that the original sedum roof covering has been removed.

A beautifully maintained contemporary villa offering comfort, efficiency and an exceptional lifestyle within one of Murcia's premier golf communities.