

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

€598,000

Reference: 786134





## Key Features

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

## Description

Luxury Modern Villa with Private Pool, Fully Furnished & Car Included at Altaona Golf

Located within the exclusive Las Vistas community at Altaona Golf & Country Village, this exceptional Balance Type Villa combines contemporary architecture, energy efficiency, privacy, and an outstanding Mediterranean lifestyle. Sold fully furnished and including a well-maintained 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, maximising natural light and creating a seamless connection between indoor and outdoor living.

Presented in excellent condition and ready for immediate occupation, the property is ideal as a permanent residence, holiday home, or investment opportunity.

The spacious terraces, landscaped oriental-style garden, and impressive 8 × 4 metre private swimming pool provide the perfect setting to enjoy the Mediterranean climate all year round. Open views, sunshine, and privacy create a relaxed outdoor lifestyle within a secure resort environment.

Fully Equipped & Ready to Enjoy

The villa includes a wide range of premium extras designed for comfort and convenience:

Key Property Features

159 m<sup>2</sup> built area

469 m<sup>2</sup> private plot

Balance Type Villa

Fully furnished (excluding personal belongings)

2018 Renault Clio included (101,600 km)

Private swimming pool (1.50 m – 2.10 m depth)

Spacious terraces and outdoor living areas

Carefully designed and landscaped garden with oriental accents

High-quality 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 with remote gate opening

Pool maintenance equipment included

Located within the exclusive Las Vistas community

Access to Altaona Golf facilities

Secure gated resort with 24-hour security

Energy Efficiency & Construction Quality

Built using the innovative SISMO construction system, the villa benefits from exceptional thermal and acoustic insulation, structural strength, and low running costs.

Key features include:

Energy Certificate Rating A

Reinforced concrete structure

SISMO construction system

High-performance thermal and acoustic insulation

Dark grey PVC double-glazed windows and sliding doors

Porcelain flooring throughout

White lacquered interior carpentry

Modern fitted bathrooms

Integrated ventilation and extraction system

Underfloor heating in living room and bathrooms

Ducted air conditioning with heat pump

8 solar panels with 3.7 kWh capacity

Rainwater harvesting drainage system

Altaona Golf & Country Village

Altaona Golf is one of the most sought-after residential golf resorts in the Murcia region, surrounded by protected natural landscapes and mountain views.

Residents enjoy:

18-hole golf course

Wellness and fitness facilities (opening soon)

Walking and cycling routes

Extensive green areas

24-hour security

International community atmosphere  
Resaurants and Bars, and mucho more coming.....  
Tennis and Paddle courts  
Quads adventure routes

The resort offers an exceptional combination of tranquillity, nature, security, and lifestyle amenities.

Excellent Location

Altaona Golf enjoys a strategic location with excellent connectivity:

15 minutes from Murcia city centre

15 minutes from Murcia International Airport

Approximately 20 minutes from the beaches of the Costa Cálida

Offering the perfect balance between peaceful resort living and convenient access to services, transport links, and the Mediterranean coast.

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