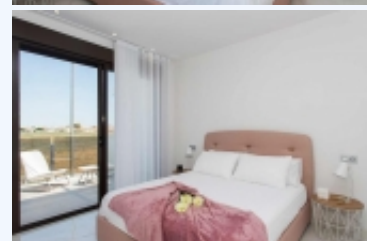
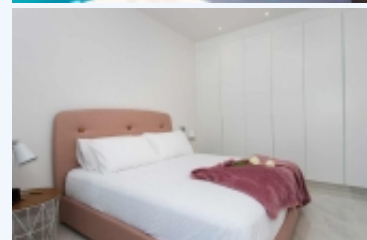


SHLN1003, EL MIRADOR AN EXCLUSIVE COMPLEX OF TOWNHOUSES LOCATED IN SAN PEDRO DEL PINATAR. THE TOWNHOUSE HAS 3 BEDROOMS AND 3 BATHROOMS, DISTRIBUTED OVER 2 FLOORS.

For Sale. € 199 999



Avenida De Santiago No 59, San Pedro Del Pinatar, Murcia

An exclusive complex of townhouses located in San Pedro del Pinatar. The townhouse has 3 bedrooms and 3 bathrooms, distributed over 2 floors. With an open and bright living room, modern kitchen with direct access to a back patio area. On the ground floor, there is also an en-suite bedroom and a toilet room for our guests. The back patio area is equipped with a laundry area, wash machine included, and the possibility to build a lovely pet house (optional). On the upper floor, we find another two bedrooms with access to the terrace, studio area and big double bathroom. All townhouses include pre-installation AC, white goods, fitted wardrobes in the bedrooms, shower screens and bathroom drawers. There is also a garden, private pool and parking on the plot. "...a modern design that is characterized by its interior brightness thanks to a studied distribution that seeks to make the most sunlight" Community Fees & Suma rates Estimated available upon request

BUILDING SPECS STRUCTURE, ENCLOSURES AND FACADE ? Reinforced concrete structure following the current regulations earthquake-resistant. ? Enclosure with double partition, air chamber and thermal acoustic insulation. ? Internal walls made with brick HD-9 ? Passable not roof with thermal acoustic insulation and waterproofing. **FINISH IN FLOOR AND WALLS ?** The ceramic floor throughout the house and the anti-sliding floor in the terraces. ? Gypsum plaster in the internal divisions of the house. ? White plain paint on vertical and horizontal faces. ? Tiling in kitchen and bathrooms. ? Facade with monolayer white mortar and ceramic finishing with the water-repellent application. ? Stairs made with reinforced concrete and white marble. **INTERNAL AND EXTERNAL CARPENTRY ?** Security entrance door. ? Internal carpentry with white lacquered doors. ? Built-in wardrobes lacquered in white with hinged doors, including a set of drawers and hanging bar. ? External carpentry made with aluminium lacquer with air chamber glass and double function, thermal-acoustic insulation. ? Safety glass over the wall surrounding the plot. ? Furnished kitchen with artificial stone countertop, sink and tap. ? White goods (electric hob, extractor, dishwasher, oven and microwave, fridge, wash machine located in the back patio) **SANITARY AND PLUMBING INSTALLATION ?** PP-R plumbing installation. ? Ideal Standard sanitary ware. ? Built-in bathroom sinks and mirror. ? Floor level acrylic shower tray. ? Shower screens ? Double Thermostatic column shower. ? ACS with aerothermal ? Tap in the terrace and garden. www.miradordelaermita.com Pa?gina 1|2 **BUILDING SPECS ELECTRIC INSTALLATION ?** Nlessen switches (zenit model) ? Electrification level increased until 9.2Kw ? Internal and external lighting ? Intercom **AIR CONDITIONING ?** Ducted air-conditioning pre-installation **OTHERS ?**

BASE INFORMATION:

Bed : 3
Bath : 3

LAND INFORMATION:

Square feet : 165
Lot Size : 112

BUILDING INFORMATION:

House Style : Townhouse
Built on : 2021
Number of Floors : 2

CONVENIENCE:

General Amenities: Terrace, Sprinkler System, Phone Available YN, Patio/Deck, Parking Space YN, Oven YN, Living Room Present, Kitchen Present, Garden, FITTED WARDROBES, Family Room Present, Electric Hot Water, Close to Town, close to shops, Close To Communal Pool, Close to all Amenities, Cable TV, built in wardrobes, Brick, Barbecue Area, Balcony, American Kitchen, all day sun, Alarm System, Alarm, Air Conditiong, 5-10 minutes to Golf Course, 5 Minutes to the Bars and Restaurants, 5 Minutes To Amenities, 10 Minutes to Beach, 10 Minutes Drive To Sea,

Appliance Amenities: Washing Machine, Oven, Microwave, Hob, Grill Top, Garbage Disposal, Fridge/Freezer, Dishwasher, **Community Amenities:** Swimming

Private parking ? Private pool EXTRAS ? Aircon system ? Panelled appliances ? Pergola or awning ? American bar – patio area ? Pet house ? Electric shutters ? Decorative walls. (Interiors) ? Glass panel or bar in the kitchen ? Jacuzzi or pool extension *The builder reserves its right o replace the above-mentioned specs for similar ones in case of specific building needs according to instructions from the Project Management.



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Pool,Gated Community,Community Pool,Community Gardens,24hr Security,
Exterior Amenities: Mature Gardens,Fence,Exterior Lighting,Covered Patio,
Interior Amenities: Satellite,Land Line,Internet,Aircon,
Landscape Amenities: Views,Close to Schools,Close to Golf,
Security Amenities: Sprinkler System,Burglar Alarm,