



## Duplex for sale in La Manga del Mar Menor, San Javier 260,560 - 350,000 €

Reference: R5066728 Bedrooms: 2 - 3 Bathrooms: 2 Plot Size: 26m<sup>2</sup> - 96m<sup>2</sup> Build Size: 97m<sup>2</sup> - 118m<sup>2</sup>





## Costa Calida, La Manga del Mar Menor

Located in the south east of Spain, in the region of Murcia, to be precise, it is a unique place, which is lucky enough to be home to a natural salt water lake, right next to the Mediterranean Sea. This one-of-a-kind sea is called the Mar Menor. Its 73 km long coastline boasts many beaches with crystal clear, shallow water. Apart from its more than 40 km of top quality beaches, visitors also get the chance to choose between two seas, each of which has a different temperature, salt content and, even types of waves! One of the seas has lots of them while the other is calm practically the whole year round! La Manga del Mar Menor is a magnificent tourist destination, designed to make your stay as pleasant as possible. The beauty and diversity of its surroundings, as well as its average 22°C temperature and more than 300 sunny days a year, are just some of what it has to offer and which make it perfect for water sports. There is also a wide range of leisure and entertainment to choose and many other things that make La Manga one of the most important tourist hotspots in Europe. This residential is located at km 14 of La Manga on a unique plot, on the first line of the Estacio canal and just 50 meters from the Mediterranean Sea. Unbeatable for its situation, just 800 meters from the port of Tomás Maestre, where we will find a select leisure area with bars, cafes, restaurants, shops, supermarkets, pharmacies, banks, etc. In Phase H-I of this project we have 28 magnificent duplexes two and three bedrooms. In this development, the homes have been designed, to take advantage of every corner of the house, as well as the care in choosing the materials and their design.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Paddle Tennis  
Basement

### Views

Sea Views  
Panoramic Views  
Pool Views  
Beach  
Port  
Courtyard

### Pool

Private

### Garden

Private Garden

### Utilities

Telephone

### Orientation

North  
South East  
South West  
North West

### Setting

Close To Shops

### Furniture

Fully Furnished

### Security

Safe

### Category

Beachfront  
Off Plan  
New Development

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Street