



**Art der Immobilie :**  
Freistehende Villa

**Schwimmbad :** Nein

**Hausbereich :** 120 m<sup>2</sup>

**Standort :** Los Alcázares

**Schlafzimmer :** 3

**Badezimmer :** 1

✓ In Strandnähe

✓ In der Nähe von Annehmlichkeiten

This end terraced corner villa, located in the picturesque town of Los Alcázares, Murcia, offers a unique opportunity for those looking to create their dream home in a prime coastal location. The property is in need of upgrading, but its excellent potential and desirable features make it a worthwhile investment.

**Interior Description-**

- Ground Floor:**
  - Lounge: A lounge area that serves as the heart of the home, perfect for relaxing and entertaining.
  - Kitchen: The kitchen, conveniently located on the ground floor, awaits your personal touch to transform it into a modern culinary space.
  - Toilet: A practical ground floor toilet adds to the convenience of this villa.
- First Floor:**
  - **Bedrooms:** The first floor houses three well-proportioned bedrooms, each offering ample space.
  - Bathroom: A family bathroom is also located on this floor, ready to be updated to meet contemporary standards.
  - Solarium: Soak up the sun from the villa's private solarium, an ideal spot for outdoor living and entertaining.

**Exterior Features-**

- **Corner Plot:** As an end terraced corner villa, the property benefits from additional privacy.
- **Proximity to Beach:** The villa is only a short walk to the beautiful beaches of Los Alcázares, making it perfect for beach lovers and those who enjoy coastal living.

**Potential and Investment-**

- **Upgrade Opportunity:** While the villa is in need of upgrading, it offers the perfect canvas for customization and modernization, allowing you to tailor the property to your exact preferences and needs.
- **Excellent Potential:** Given its location and features, the villa has excellent potential as a permanent residence, holiday home, or rental investment. This end terraced corner villa is a rare find with immense potential. Don't miss the chance to transform this property into a beautiful home in one of Murcia's most sought-after coastal towns.

Buying a property in Los Alcázares, Murcia offers numerous benefits, making it an attractive destination for both investors and those seeking a holiday or permanent home. Here's a detailed description of Los Alcázares and the advantages of purchasing property there:

- **Geography:** Los Alcázares is a coastal town in the Murcia region of southeastern Spain, situated on the western shore of the Mar Menor, Europe's largest saltwater lagoon.
- **Accessibility:** The town is conveniently located near Murcia-Corvera Airport (approximately 35 minutes by car) and the Alicante-Elche Airport (about 50 minutes by car), making it easily accessible for international travellers.
- **Climate- Weather:** Los Alcázares enjoys a Mediterranean climate with over 300 days of sunshine annually, mild winters, and warm summers, ideal for year-round outdoor activities and beach enjoyment.
- **Amenities and Services- Infrastructure:** The town has a well-developed infrastructure, including modern healthcare facilities, schools, supermarkets, and shopping centres.
- **Recreation:** There are numerous restaurants, bars, and cafes offering a variety of culinary experiences. The town also hosts various cultural and recreational events throughout the year.
- **Natural Beauty and Environment- Beaches:** Los Alcázares boasts several beautiful, clean, and safe beaches with fine golden sand and calm, shallow waters, making it perfect for families.
- **Nature:** The Mar Menor lagoon offers excellent conditions for water sports such as sailing, windsurfing, and kayaking. The nearby natural parks provide opportunities for hiking and bird watching.

**Benefits of Buying Property in Los Alcázares**

1. **Affordable Real Estate** - Compared to other coastal areas in Spain, Los Alcázares offers relatively affordable property prices, providing excellent value for money. This makes it an attractive option for first-time buyers, retirees, and investors.
2. **Potential for Rental Income** - Due to its popularity as a holiday destination, properties in Los Alcázares have strong rental potential. This offers an opportunity for owners to generate a steady rental income, especially during the peak tourist seasons.
3. **Quality of Life** - The town provides a high quality of life with its relaxed atmosphere, beautiful surroundings, and numerous amenities. It is an ideal place for those looking to escape the hustle and bustle of city life.
4. **Strong Community** - Los Alcázares has a vibrant expatriate community, with many British and other European nationals living there. This creates a welcoming environment for newcomers and offers opportunities to make new friends and integrate easily.
5. **Investment Potential** - The region is experiencing ongoing development and improvements in infrastructure, which is likely to increase property values over time. Investing in property now could yield significant returns in the future.
6. **Safety and Security** - The town is known for its low crime rates and overall safety, making it a secure place to live or vacation.
7. **Healthy Lifestyle** - With its pleasant climate, outdoor activities, fresh seafood, and Mediterranean diet, Los Alcázares promotes a healthy and active lifestyle.

In summary, buying a property in Los Alcázares, Murcia, provides a mix of affordability, potential for rental income, and a high quality of life in a beautiful, safe, and welcoming environment. Whether you're looking for a permanent residence, a holiday home, or an investment opportunity, Los Alcázares is an excellent choice.