











1117

Price: 84,950€



-  **Apartment**
-  **Puerto de Mazarron**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **111m² Build Size**
-  **Air conditioning: Yes**
-  **Parking: Yes**
-  **Beach: 5 Minutes**
-  **Shops: 5 Minutes**
-  **Airport: 45 Minutes**

REDUCED FROM €110,000

A great opportunity to acquire a 3 bedroom, 2 bathroom large 111m2 top floor apartment in the heart of the Puerto de Mazarron with underground secure garage and communal solarium.

The property has been recently redecorated to a high standard and has black polished marble floor tiles throughout and is being sold part furnished including all kitchen white goods, washing machine, fridge freezer, oven and gas hob.

The front door opens into a good sized hallway and to the right we enter the large lounge and dining room which has dual hot and cold air conditioning and has a lovely balcony which is south west facing...



perfect for the afternoon sun. It also has a lovely feature electric fireplace. Through an arch we find 2 double bedrooms, both with fitted wardrobes and ceiling fans.

Back through to the hall we find the 2 bathrooms. Main bathroom with full bath and shower over, W/C, bidet and sink with marble top vanity unit and there is also a heater. The second houses a shower, W/C and sink.

Next we come to the fully fitted kitchen which includes the white goods, fridge freezer, washing machine, oven and gas hob. It has cream and red upper and lower units and granite work tops with a double sink. There is a utility room where the washing machine is along with a further sink and the boiler.

Next off the hall is the 3rd bedroom which has a freestanding wardrobe.

Upstairs is the very large solarium looking over the town and mountains with views to the sea and the lighthouse. Underground you have your own secure lock up garage, essential in the summer months and includes plenty of storage room. Please note there is no lift but there is only two flights of stairs to manage.

We recommend viewing as soon as you can as this property is an exceptional price for the centre of town.

The IBI is just €353 per year and the community fees are €30 per month. The apartments were built circa 1998.

Ask us for extra photographs, plan and full property description and book your viewing today.

The property is in the centre of town near to the main supermarkets and shopping complex. All amenities are very close by and the beach and marina are just 5 minutes walk away.

Puerto de Mazarron is a seaside resort located in the south eastern region of Spain, to the west of the historic city of Cartagena. The coastline at Puerto de Mazarron boasts many kilometres of fine unspoilt sandy beaches with safe bathing. The municipality has been awarded the coveted Blue Flag for water quality over consecutive years, and The World Health Organisation recently declared the province of Murcia the cleanest in Spain with the least industrial pollution.

During the long hot summer months, the water temperature rises to over 20C making it ideal for sailing, windsurfing, water and jet skiing as well as providing comfortable bathing. Cyclists will enjoy the quiet country roads. There are many trails and coves to discover and explore for the adventurous. Long distance runners have a choice of on and off road routes.

Puerto de Mazarron enjoys a typical Mediterranean climate, with cool sea breezes in summer and protection by surrounding mountains against the cold North winds in winter. The inland town of Mazarron can be very hot in the summer.

The area averages nearly 3,000 hours of sunshine each year and the average temperature easily exceeds 20 degrees. On average it can boast 325 sunny days each year making it an ideal all year round destination.



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