

## La Pinada – Key Features

**New release of 5 townhouses with private pools and roof solarium, located next to a park in the traditional Spanish town of Dolores de Pacheco**

- 3 bedroom, 2 bathroom
- Front garden with off-road parking and private pool
- Private roof solarium with views to the park
- Sun and shade available all day long via the front garden, first floor front balcony, first floor rear terrace and private roof solarium
- A spacious living-dining room with open-plan kitchen, storeroom, bathroom, double bedroom and back patio on the ground floor
- Two double bedrooms with access to a front balcony, a family bathroom and a rear sun terrace on the first floor
- Stairs up from the rear sun terrace to a private roof solarium with summer kitchen

### **Additional, selected key features**

- Energy-efficient thermal insulation, plus a high level of soundproofing
- Fridge-freezer, oven, microwave, vitroceramic hob, extractor-fan included
- Pre-installation of ducted air-conditioning throughout
- Interior and exterior lighting, minus ornamental lighting
- Shower screens with two options available
- TV and telephone sockets in the living room and bedrooms
- Interior doors, carpentry and fitted wardrobes in white. Exterior carpentry in laquered aluminium. Double-glazing fitted.
- Outside kitchen on the upper terrace with work surface, stainless steel sink and an enclosed storage area for a mini-fridge
- Hot water system via an electric, adjustable boiler and 1.2kw photovoltaic solar panels

### **Location**

- Situated next to a park with children´s playground and exercise area
  - Civic Centre with bar and restaurant, plus a mini-supermarket, also located next to the development
  - Less than a 5 minute walk to the town centre with banks, supermarkets, health centre, shops, bars and restaurants
  - Football pitch and Academy, multi-purpose sports centre, dance classes and a range of other cultural activities available in the town
  - Bus stop with routes to the coast as well as to the historic cities of Murcia and Cartagena
  - 2km from Roda Golf & Beach Resort with its 18 hole course
  - Just a few minutes drive or 10 minute cycle ride from the popular beach resort of Los Alcazares with its watersports and wealth of amenities
  - A popular location for cycling and hiking, with the famous Cabezo Gordo nature reserve a few kilometres away
  - Just a 25 minute drive from Murcia International airport, less than an hour away from Alicante airport.
- The builder reserves the right to carry out modifications on the building works that might be officially imposed and those arising from technical, legal and commercial requirements.
- This document is not contractual