



# Individual Villa 45

La Manga Club

**£2.950.000**

- 3.310 m2
- 360 Degree Views
- Large Garage
- Stunning Views
- Spacious and Bright
- Lifts to All Floors
- Infinity swimming pool
- 5 Bathrooms
- Four Bedroom Plus Cloakroom

# Individual Villa 45 La Manga Club

**£2.950.000**

Are you in search of a unique Villa, complete with privacy, luxury amenities, a refreshing infinitive pool, and a spacious manicured garden? Welcome to Individual villa 45. This Masterpiece is located on the highest point of the North Course providing an eagle's eye view and 360-degree perspective spanning La Manga Club, the pine clad hills, the Mar Menor and far beyond to the blue Mediterranean Sea and Cabo De Palos. The appeal of these 3310 Sq M villa soaks through from the very moment you enter through the automatic gates leading up towards your private parking area and doble garage. This dream house features three large bedroom suites where you can enjoy the sun rise over the Mar Menor by opening the electric shutters or by relaxing on your private terrace area each bedroom has to offer. The breathtaking lounge and dining room surrounded by a selection of sliding doors bursts with natural lighting all across the living space into the luxurious, fully equipped kitchen with separate utility room. You can access the top level via the stairs or the lift that allows you to move thought out the house. The top level offers a master bedroom with a walk-in dressing area, a master suite with spectacular views, an open space with lots of potential and a wrap wound terrace. With marble floors throughout, high quality finishes and immaculately furnished this is a rare find. This is not all, this beautifully designed property also features a studio apartment with easy access to the luxurious infinitive swimming pool that overlooks La Manga Club. Villa 45 is a unique home built to the highest of standards and was created to enjoy year-round luxury, relaxation and peace.

Community Fees; 6.995,28 euros with a discount if it is paid on time. Club Fees; 2.704,44€



TOTAL FLOOR AREA : 7807 sq.ft. (725.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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