



## Individual Villa 188B

La Manga Club

**£2.999.500**

- 3400m2 Plot
- Adjoining Plot
- Extensive Terraces
- Private Pool
- Frontline Golf
- Exquisitely Presented
- Sports Rights
- Spectacular Views
- Under Floor Heating

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Overlooking the 6th Green of the Championship South Course and just a minute's walk to the first Tee, this magnificent property undoubtedly represents the true essence of luxury living. Exquisitely presented and extensively refurbished of late, the villa boasts only the highest quality of fixtures and finishes, with clever use of glass ensuring that the spectacular outlooks across the South Course and beyond to Lion Mountain and the Mar Menor are captured and framed in each room throughout the property. The Bedroom Suites benefit from access to superb terrace space with the Guest Suites also offering a sense of freedom for visiting family and friends thanks to the inclusion of a separate independent entrance, should it be required. With such fine features as underfloor heating, double-glazing windows, and patio doors, this astonishing villa exudes majesty and will impress everyone. Mature landscaped gardens provide privacy allowing the wonderful swimming pool and expansive, interlinked, split-level terraces to offer sanctuary and relaxation while you revel in the Spanish sunshine, and the Rooftop Terrace grants the perfect spot to entertain in style. You won't fail to be impressed by the golf buggy garage that will allow you to be on the tee in seconds, every golfer's dream! Quite simply incomparable to anything else on La Manga Club, this unique property was built in 1989 and also benefits from an adjoining plot of land with permission to build, allowing the opportunity to expand and create something truly remarkable.



TOTAL FLOOR AREA : 4059 sq.ft. (377.1 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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