



## Terrazas de Montemares 10

La Manga Club

**£366.000**

- 274 m2 construction
- Four Bedrooms
- Duplex
- Four Bathrooms
- Unique Layout
- Car Port
- Rental Potential
- Community Pool
- 425000€ EURO SALE

D

Call : +34 968 175 087

Email: [info@marenamurrayproperty.com](mailto:info@marenamurrayproperty.com)

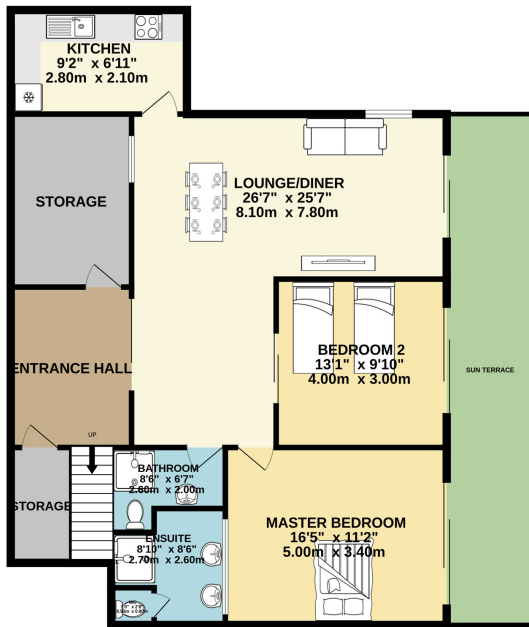
# Terrazas de Montemares 10 La Manga Club

**£366.000**

We are pleased to offer this rare and special property in the secluded community of Terrazas de Montemares situated in an elevated position. Enjoying a southwest-facing position and views along the community and La Manga Club on the right-hand side is a great option for all-year living. This unique house is split into two apartments over two floors, nevertheless, it can also be combined into one duplex. That provides an excellent rental potential, as each apartment boasts two bedrooms and bathrooms, a fitted kitchen, and terraces. The first level enjoys a terrace across the bedrooms and lounge that makes the outside living an absolute pleasure and the fully equipped kitchen has access to a small yet useful and convenient patio. The ground floor benefits from access with access to the manicured communal gardens and freeform swimming pool, and has an open plan loft style with lots of potential. This opportunity shouldn't be missed, so call us now and arrange a viewing!

Community fees: Community Terrazas de Montemares 6.310€ annually with a 20% discount for prompt payment.  
To Montemares General Community: 231€ annually.

GROUND FLOOR  
1176 sq.ft. (109.3 sq.m.) approx.



FIRST FLOOR  
1063 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 2239 sq.ft. (208.0 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.  
Made with Metropix ©2023

