

RESIDENCIAL VILLAS SAN MARIANO
VILLA WITH PRIVATE POOL AND SOLARIUM
TORRE PACHECO, MURCIA

Villas San Mariano is a luxury complex of one level villas, each with a private swimming pool and on-plot parking area. The houses are ground-floor properties with an optional solarium terrace and garden, with orientations that allow you to enjoy sunlight throughout the day, all year round.

- Acoustic and thermal insulation in accordance with regulations, on façades and floors.
- Summer kitchen on the solarium with power outlet for a fridge, pre-installation for a washing machine, and a white sink with doors and grey granite worktop.
- Exterior carpentry in PVC, RAL 7016 colour, with double glazing and air chamber; dark grey aluminium shutters on windows and bedroom doors (hinged or sliding), depending on design.
- Exterior façade finished in white monocouche mortar with dark grey cladding.
- Solarium railing made of transparent double safety glass.
- Porcelain stoneware flooring throughout the property, including terraces, and large-format tiling in bathrooms and kitchen splashback.
- Bathrooms tiled in white except the shower wall matching the floor colour, with vanity unit, mirror, and light above the sink.
- Chrome single-lever taps, Roca or similar sanitaryware. Rain-effect showers.
- Shower screens with chrome panels and transparent glass.
- Interior carpentry lacquered in white, fitted wardrobes in bedrooms with drawer units. Black door handles.
- Appliances included: fridge, hob, elevated oven, built-in microwave, extractor hood, and integrated dishwasher.
- White kitchen units with Silestone Norte white worktop (1.2 mm) and under-mounted sink.
- Domestic hot water via electric water heater.
- Pre-installation for ducted air conditioning in the living room and bedrooms.
- TV and telephone points in living room and bedrooms.
- Electrical fittings model Siemens, Simón or similar in black.
- Indirect lighting design in living room, kitchen, bathrooms, hallways, and outdoor areas (installation of 6 LED spotlights).
- Points for decorative lighting in dining area and bedrooms.
- Power sockets and antenna connections in solarium and garden.
- Water connection in solarium and garden.
- On-plot parking area.
- Private swimming pool with steps, built-in seating, lighting with switch in the dining area, and outdoor shower.

- The developer reserves the right to make any modifications required by official regulations, as well as those arising from technical, legal, or commercial requirements.
- This document is not legally binding.