

LOCATION



Calle Salvador Saura, San Pedro del Pinatar, Murcia

LOCATION



- | | | | |
|---|---------------|--|---------------|
|  Aeropuerto de Murcia / Murcia Airport | 25 Km |  Playas Mar Menor / Mar Menor beaches | 2,0 Km |
|  Aeropuerto de Alicante / Alicante Airport | 50 Km |  Centro / Center of the town | 400 m |
|  Estación de tren / Train Station | 13 Km |  C.C. La Zenia / La Zenia Shopping Center | 10 Km |
|  Playas Mediterráneo / Mediterranean Sea | 3,0 Km |  C.C. Dos Mares / Dos Mares Shopping Center | 2,0 Km |

LOCATION



San Pedro del Pinatar is a corner of the **Costa Cálida** where time slows down.

With over **300 days of sunshine** a year, mornings begin with the sound of the sea and evenings fade into golden skies.

Nestled between the calm **Mar Menor** and the open **Mediterranean**, life flows in perfect balance — between rest and adventure, tradition and modern comfort.

Its privileged location connects nature and convenience: close to **Murcia and Alicante airports**, surrounded by services, golf courses and marinas, yet preserving its authentic coastal charm.



LOCATION



The salt lakes of **San Pedro** are the heart of this landscape — flamingos glide over pink waters while soft trails lead to endless beaches. Wellness is part of daily life here: from the healing **mud baths of Lo Pagán** to sunrise bike rides along the dunes.

The beaches of **La Llana** and **Torre Derribada** offer peace and nature, while **Villananitos** and **Lo Pagán** buzz with life, beach bars and water sports. Whether you seek calm or energy, everything is just minutes away.

Living in San Pedro del Pinatar means embracing a slower rhythm without giving up comfort — markets with fresh products, seaside restaurants, and sunset walks by the marina create a true sense of belonging.

Altos de San Pedro III rises from this Mediterranean philosophy — homes designed for those who dream of living every day like a seaside escape.





VILLA EXTERIORS

An outdoor space designed for maximum enjoyment and comfort.



PRIVATE POOL

An oasis of coolness in your own garden, equipped with a shower for total convenience.



OPTIONAL SOLARIUM WITH OUTDOOR KITCHEN

Your private terrace with pre-installation for a kitchen and a water point. The ideal place for barbecues, dinners under the stars, or simply relaxing in the sun.



ON-PLOT PARKING

The convenience of parking at your own home, with direct and secure access.



DESIGN AND SECURITY

A cutting-edge façade with masonry tile cladding and an armored front door for your complete peace of mind.



PERFECT INSULATION

PVC windows with double glazing and motorized blinds on large windows, ensuring comfort and efficiency.



VILLA INTERIORS

Quality and design come together to create a cozy and functional home in every corner.



DESIGNER KITCHEN

The heart of the villa. Fully equipped with integrated Balay appliances and an elegant synthetic marble countertop. A functional and modern space to enjoy cooking.



MODERN BATHROOMS

Equipped with designer furniture, mirror, light fixture, and shower trays. A space designed for relaxation and personal care.



QUALITY FINISHES

Porcelain floors that provide elegance and durability, white lacquered interior carpentry, and fully-fitted wardrobes with drawer units.



EFFICIENCY AND WELL-BEING

Year-round comfort thanks to the aérothermal system for hot water and the pre-installation for ducted air conditioning.



STANDARD PLAN



Ground floor



First floor



SOLARIUM OPTIONS



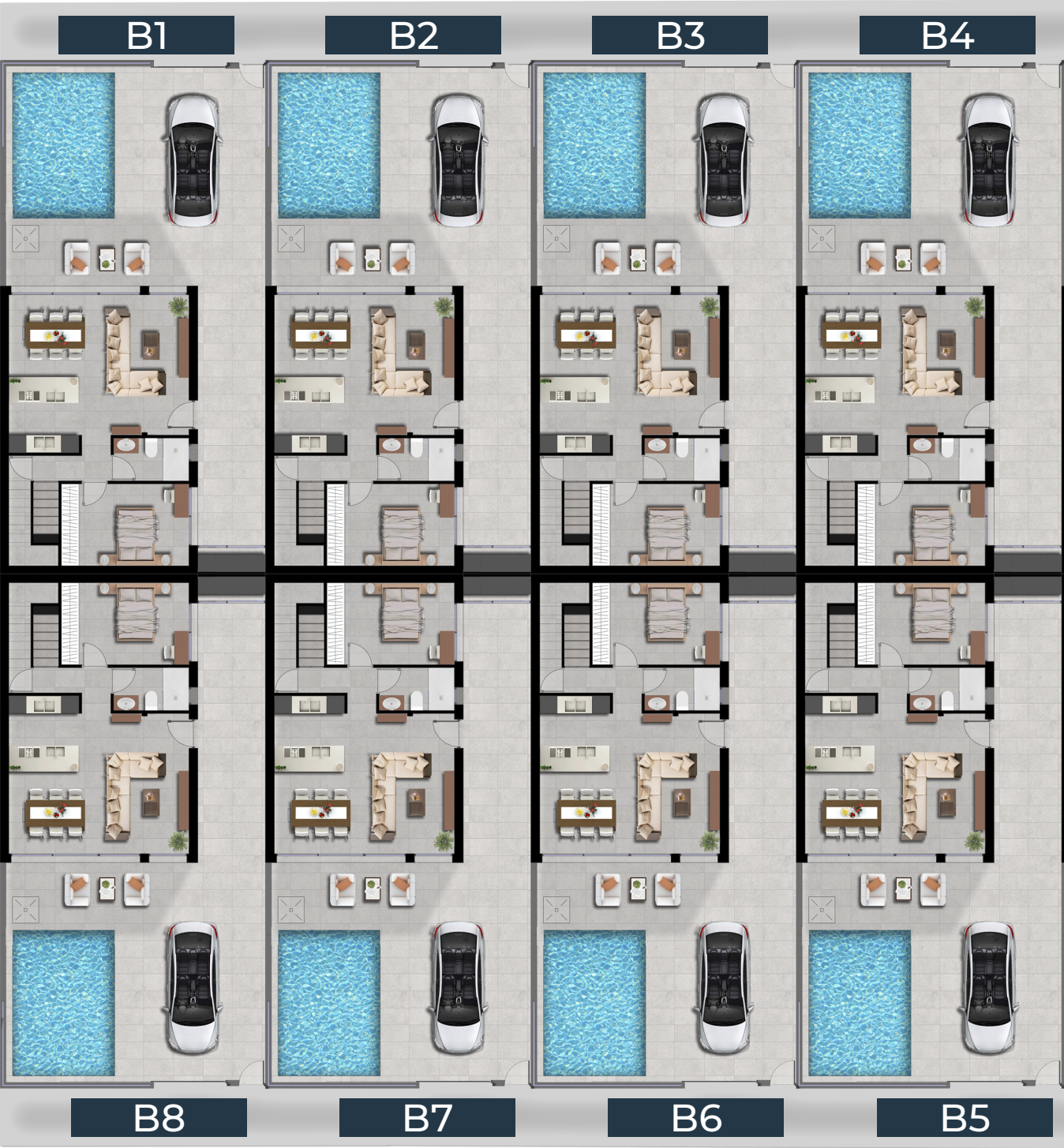
Solarium

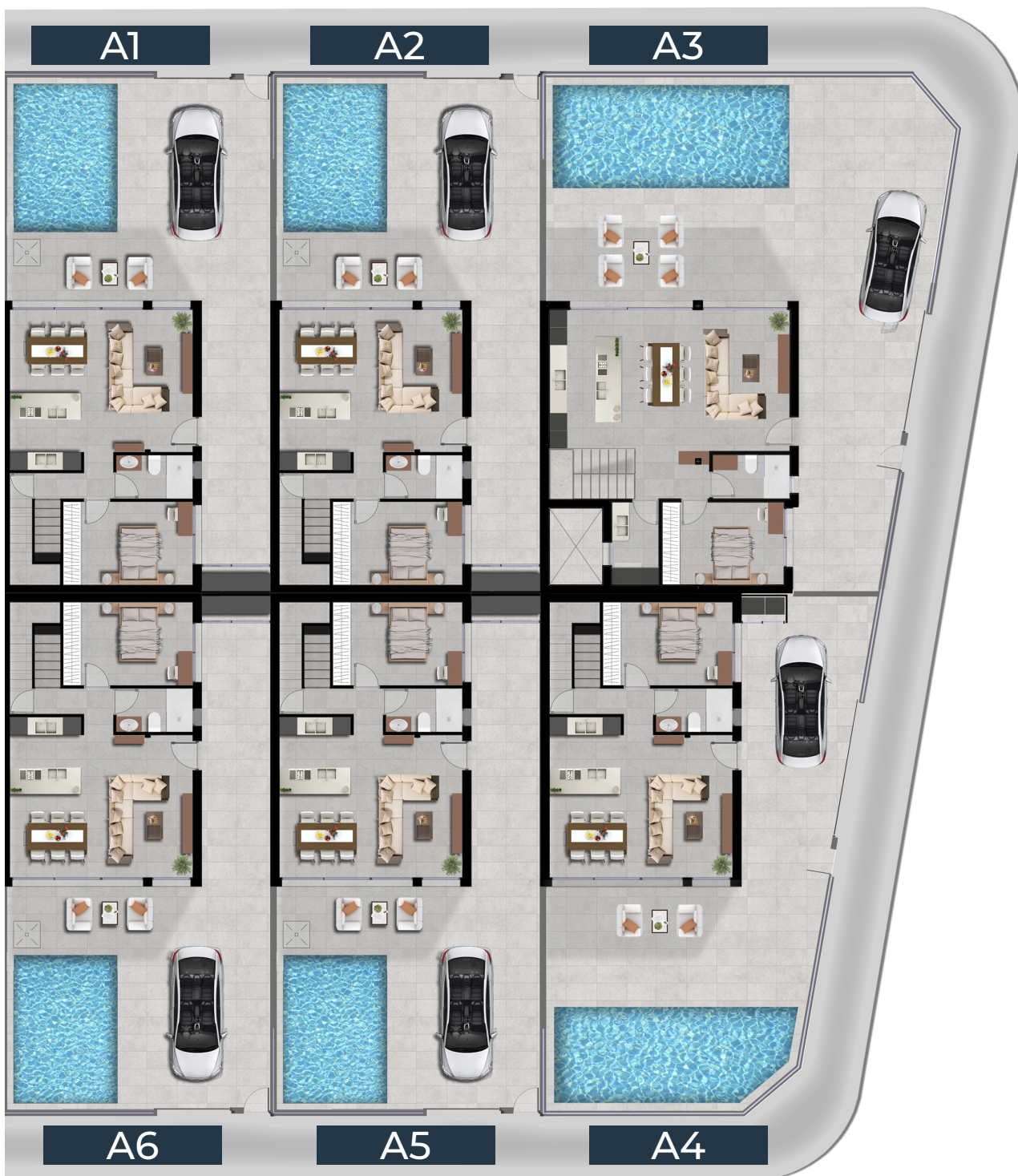


Solarium with bedroom
and bathroom

MASTER PLAN

PLOT	PLOT AREA
A1	160,11 M2
A2	160,11 M2
A3	228,36 M2
A4	175,60 M2
A5	160,11 M2
A6	160,11 M2
B1	160,11 M2
B2	160,11 M2
B3	160,11 M2
B4	160,11 M2
B5	160,11 M2
B6	160,11 M2
B7	160,11 M2
B8	160,11 M2
	2325,28 M2





QUALITY LIST

FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundation and structure, according to CTE (Spanish Technical Building Code).

FAÇADE AND PARTITIONS

- Façade enclosure with external wall in honeycomb bricks of 11 cm and interior plaster board, with thermal and acoustic insulation, according to CTE.
- Plaster board internal partitions, finished with a spray-applied plaster surface on both sides.
- Facade made combining a monolayer mortar and thin plaster, painted with plastic paint and masonry stoneware.

SOLARIUM

- Optional

FLOORING AND TILING

- Porcelain flooring inside the house, garden and terrace.
- Bathrooms and kitchen tiled with porcelain stoneware.

OUTDOOR CARPENTRY AND LOCKS

- PVC outdoor carpentry, with hermetic sliding doors, motorized blinds in large windows, thermal aluminium blinds in the rest of windows. **Laminated double glazing in balcony windows.**
- Tilt windows in bathrooms.
- Garden gate doors with thermocoated metal profiles, design according to management.

INDOOR CARPENTRY

- Interior wooden doors, lacquered in white. Design according to management.
- Built-in wardrobes in all bedrooms. **Interior lining of wardrobes, with drawers, shelves and coat rack.**

HEATING AND AIR CONDITIONING

- Conducts pre-installation of air conditioning per floor.

PLUMBING, SANITARY WARE AND SHW

- Hot and cold water plumbing installation with PPR piping system. In compliance with CTE. Stopcocks in each wet room.
- Top-quality porcelain sanitary ware. Suspended WC with built-in cistern in both bathrooms. **Modern design furniture** with porcelain sinks and mirrors. **Rainfall shower column.**
- Anti-slip shower tray in both bathrooms.
- Aerothermal domestic hot water system, according to CTE.
- **Shower screen** with transparent safety glass in both bathrooms.
- Outdoor tap in the garden.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical panel. 9 distribution circuits. 4 TV points. DTT aerial according to project. Pre-installation for optical fibre connection. White Simon 82 mechanisms or similar ones.
- TV points in all bedrooms and garden.
- Video intercom with interior monitor with a 7" colour screen, for pedestrian garden gate control.
- Interior led lighting in the whole house (except for lamps in bedrooms). Facade wall lights integrated in the garden wall.
- Installation of photovoltaic solar panels
- Preinstallation for awnings in façade

POOL AND GARDEN

- **Reinforced concrete pool.** Stainless steel shower included, sprayed concrete vessel and reinforcement and walls and floor cladding with tiles. Complete water treatment equipment. Led lights.
- Parking area per property.

DECORATION AND PAINTING

- Walls and ceilings 'smooth finish with white plastic paint. Smooth plaster ceilings in corridors. Bathroom ceilings with laminated gypsum boards and decorative vinyl.

KITCHEN

- Design kitchen units with fridge and dishwasher embedded. Shock absorber hinges with Blum Motion system and metal handles. **Synthetic marble worktop or similar.**
- **Balay electrical appliances** are included (induction cooker, oven and microwave on top, extractor fan, built-in fridge and dishwasher, and washing-machine).



ALTOS
DE SAN PEDRO
IIII

(+34) 968 186 775
(+34) 659 906 092

rodrigohomes.es



DISCOVER OTHER PROMOTIONS



 **Rodrigo** Homes