



**Property type :** Semi-detached

**Location :** Las Torres de Cotilla

**Area :** Murcia

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** South

**Views :** Park Views

**Parking :** Driveway

**House area :** 180 m<sup>2</sup>

**Plot area :** 135 m<sup>2</sup>

**Airport :** 55 mins

**Beach :** 60 mins

**City :** walking

**Golf :** 50 mins

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Walking Distance - Restaurant / Bar

✓ Dressing Room

✓ Mains Electric

✓ Double Glazing

✓ Fenced Plot

✓ Mains Sewerage

✓ Mains Water

✓ Walking Distance To Town

✓ Terrace

The newly built chalets in the Wold Haus development are distinguished by their focus on sustainability, modern design and high quality finishes. Below are the most relevant characteristics of these homes:

Structure and Foundation  
Foundation: The foundation has been carried out in accordance with the results of the geotechnical study, guaranteeing the stability and safety of the construction.  
Structure: The structure of the house is based on a light wooden framework, known for its versatility, resistance and sustainability. This material is not only durable, but also allows for quick and efficient execution of the work, respecting the current regulations of the Technical Building Code (CTE).  
Covers  
Roofs: The homes have flat wooden roofs, not passable, designed to guarantee maximum tightness against leaks and humidity, which ensures durability and comfort inside the home.  
Facade and Pavements  
Facade: The façade is presented with an exterior finish of single-layer porcelain stoneware, following the proposed architectural design that combines modern aesthetics with high resistance materials.  
Flooring: Inside, the entire home is covered with top-quality porcelain stoneware flooring, offering durability and an elegant aesthetic. The white porcelain stoneware skirting boards harmoniously combine with the interior carpentry.  
Partitions and insulation  
Partitions: The interior divisions between rooms are made with wooden framework, covered by FERMACELL gypsum fiber panels on both sides, which provides solidity and good insulation.  
Insulation: A thermal and acoustic insulation system has been implemented with Isober Arena material, guaranteeing comfort in all seasons of the year and minimizing noise between rooms and adjacent homes.  
Exterior and Interior Carpentry  
Exterior Carpentry: PVC windows and exterior doors with high thermal and acoustic efficiency glass (Incol, 4-16-4 GS), ensuring optimal insulation. The blinds are motorized, with remote control, for greater comfort.  
Interior Carpentry: The entry doors are smooth, lacquered in white, with dimensions of 82x210 cm, and have minimalist handles in RAL 7016 color. The access door to the home is security, with three closing points for greater protection.  
Integrated Facilities  
Plumbing and Sanitation: The plumbing installation includes water intakes in all wet rooms, and the toilets are connected to a separate sanitation network. A 150-liter aerothermal pump is included for the production of domestic hot water, guaranteeing energy efficiency.  
Air conditioning: Pre-installation of ducts for heating and air conditioning in all rooms, facilitating the integration of air conditioning systems according to the owner's needs.  
Electricity: The electrical installation is complete and complies with the Low Voltage Electrotechnical Regulations (REBT). It includes minimalist mechanisms adapted to the design of each room, LED lighting integrated into the façade, and pre-installation of solar panels and a charging point for electric vehicles.  
Optional Extras  
Pool: Option to include a 3.50 x 3.50 meter pool with jacuzzi and heating system, ideal to enjoy all year round.  
Dressing Rooms and Furniture: Possibility of adding personalized dressing rooms, equipped kitchen and designer bathroom furniture.  
Air Conditioning and Solar Panels: Air conditioning equipment through ducts and solar panels can be installed for greater energy efficiency.  
Motorized Sliding Gate: The sliding fence gate can be motorized for greater convenience.  
Sustainability and Personalization  
The homes in this development are designed with a focus on sustainability and energy savings, using ecological materials and technologies that minimize environmental impact. Furthermore, although the exterior finishes of the façade cannot be modified to maintain the aesthetic uniformity of the complex, buyers have the possibility of customizing the interior finishes, as long as it is previously agreed with the developer and any additional budget is accepted.

HOUSING EXTRAS:  
1. POOL 15,500 Euros + VAT:  
Formation of pool basin with lost ceramic block formwork  
of 7 and subsequent installation of B500S steel electrowelded meshes  
grid 15cm and diameter 8mm, and subsequent projection of D-400 gunite  
up to an average thickness of 20cm. Pool waterproofing with SIKKA  
TOP SEAL 107, sealing of accessories. Interior dimensions 3.5 x 3.5m and  
depth of water sheet 1.2m. Filtration equipment  
fully hosted  
in semi-buried polyester shed with auto pump  
0.75 hp aspirant  
With PVC body and coarse pre-filtering, this pump has the ability to  
filter the water in approximately four hours, with a filter system  
500 mm with a filtration capacity of 30 m3/h.  
electrical panel in  
waterproof box with 1 300 w transformer, with automatic protection  
for the operation of the pool, lights and programmer clock and socket  
land. Supply and installation of 2 35w 12v white LED spotlights.  
Covering the glass with blue or green tile to be determined by the client.  
POOL EXTRAS:  
- SPA with 8 nozzles with blower pump and actuator:  
2,500 Euros + VAT  
- Saline chlorinator for 15m3 volume pool:  
1,800 Euros + VAT  
- Zodiac PM40 HEAT PUMP:  
2,100 euros + VAT  
II. SOLAR PANELS PROJECT WITHOUT ACCUMULATORS  
9,600 Euros + VAT  
1 - SAW SINGLE PHASE SOLAR INVERTER  
12 - MONOCRIST SOLAR MODULES,PERC.HALF.550WP  
1 - ELECTRICAL CERTIFICATE, INDUSTRY RATE, MANAGEMENT  
1 - CITY COUNCIL LEGALIZATION REPORT  
III. CENTRAL AIR CONDITIONING 5,800 Euros + VAT:  
1 Kosner brand machine of 7.1 Kw cold and 8.0 Kw heat  
1 Kosner brand machine of 5.3 Kw cold and 6.0 Kw heat  
IV. SLIDING DOOR MOTOR WITH 2 REMOTE CONTROLS 1,100 Euros + VAT.

Las Torres de Cotillas is a municipality located in the Region of Murcia, Spain, known for its combination of history, tradition and modern development. It is located about 20 kilometers northwest of Murcia, the capital of the region, and is part of the Vega Media del Segura region. With an area of approximately 38.7 km², Las Torres de Cotillas has experienced notable growth in recent decades, both in population and infrastructure.

History and Origin  
The origin of the municipality dates back to ancient times, with vestiges that indicate the presence of human settlements in the area since Iberian times. However, the current urban center developed mainly during the Middle Ages, under Muslim rule, when the territory was part of the taifa of Murcia. After the Reconquista, the area passed into Christian hands and was integrated into the Crown of Castile.  
The name "Las Torres de Cotillas" has its origins in the defensive towers that were erected in the area to protect the border of the Kingdom of Murcia. These towers, which are still a symbol of the municipality today, were key to the defense of the area in times of border conflicts.

Development and Growth  
Throughout the 20th century, Las Torres de Cotillas was a predominantly agricultural municipality, with a strong focus on the cultivation of vegetables, fruit trees and, especially, olive groves. However, in recent decades, the municipality has experienced a significant modernization and urbanization process. Agriculture has given way to a more diversified economy, with notable growth in the industrial and service sectors.  
The municipality has developed an industrial estate that houses numerous companies, which has contributed to the increase in local employment and the growth of the population, which today exceeds 21,000 inhabitants. This expansion has been accompanied by urban development that has transformed the municipality, providing it with modern infrastructure and services.

Heritage and Culture  
Las Torres de Cotillas has a rich cultural and architectural heritage. Among its most notable monuments is the Parish Church of Nuestra Señora de la Salceda, which dates back to the 18th century and is a representative example of the religious architecture of the region. In addition, the municipality is home to several hermitages, such as the Ermita de la Cruz, which are reference points for the celebration of local religious festivities.  
The municipality celebrates various festivities throughout the year, with the Patron Saint Festivals in honor of Our Lady of Salceda in August being the most notable. These festivals include processions, sporting events, festivals and other cultural events that reflect the strong sense of community and traditions rooted in the town.

Nature and Environment  
Las Torres de Cotillas is located in a privileged natural environment, with landscapes that combine the fertile plains of the Segura Valley with areas of scrubland. The Segura River, which runs near the municipality, has historically been a source of life and development for the area, and currently, the municipality promotes outdoor recreational and leisure activities that take advantage of its natural environment.

Education and Culture  
The municipality has a network of educational centers that ranges from preschool to secondary education, as well as a wide range of cultural and sports activities. The House of Culture and the Municipal Auditorium are key centers for the cultural life of Las Torres de Cotillas, where exhibitions, theater, music and other artistic activities are held.

Quality of Life  
Las Torres de Cotillas has established itself as a place that offers a high quality of life to its inhabitants. With good connection to Murcia and other important cities in the region, the municipality combines the tranquility of life in a smaller town with the convenience of having access to modern services and constantly improving infrastructure. The local community is known for its hospitality, making Las Torres de Cotillas an attractive place to both live and visit.