2 INDIVIDUAL VILLAS LAS YUKAS - CALA MEDINA – CABO DE PALOS – MURCIA



Las Yukas Villas in Cabo de Palos, are a design by Swiss architect Massimo Di Caudo, an architectural concept based on clear, cubic and functional lines in a unique enclave.

The Villas are located in Cala Medina, known for its wild cliff, is undoubtedly a paradise for the eyes where you can enjoy on the coastline of the immensity of the Mediterranean Sea, the views of the emblematic lighthouse, beautiful sunrises and sunsets without no housing that prevents it.

Surrounded by paradisiacal coves for bathing where you can practice water sports, it is also a paradise for diving enthusiasts as it has one of the best marine reserves in the Mediterranean.

Villa Las Yukas achieves an extensible microclimate to each living space thanks to its design and distribution of interior spaces, which together with **the exterior and interior and acoustic perimeter thermal insulation of the villa in each room**, creates a harmonious and comfortable atmosphere, with special emphasis in which the housing is sustainable and respectful with the environment.

All our homes obtain **energy rating type A.**

Taking care of even the smallest detail in the finishes, using high quality materials, personalized design and luxury without forgetting the maximum comfort, you get the enjoyment of the villa both in summer and in the mild winter, making it habitable throughout the year .

Villas Las Yukas has a surface of **500 m2 of plot each villa**, **254,55 m2 built surface** in the villa number 1, **264,98 m2 built surface** in the villa number 2, in addition to **434,60 m2 of garden completely finished in housing no. 1** and **430 m2 of garden completely finished in housing no. 2**, with **private heated pool of 9 x 4 meters** with unparalleled views, with **roller cover and heated.**

The access doors to the garden and garage are automated with infrared remote control. **Garage for one vehicle** and an outdoor parking for an additional vehicle.

The **gardens with water drainage system** in the floor, **completely finished and customizable including vegetation, irrigation and lighting**. Terraces at various heights creating cosy environments surrounded by greenery and endless views of the sea.

Its interior has **three large bedrooms**, the master bedroom with **bathroom and dressing room en suite**, three **bathrooms** and one **finished toilet** with suspended appliances, sinks on countertop and taps with thermostat, **air conditioning and heating**, modern and elegant dining **kitchen completely finished**, customizable design **including high-end appliances embedded** in the design and integrated **wine bar**.

Warm and cosy room that takes full advantage of natural light thanks to the large floor to ceiling windows, **laundry and storage room.**

The Villas are **protected with TV cameras** on the outside and **motion detectors inside**.

Just five minutes from the marina of Cabo de Palos, the promenade, and restaurants where you can taste the best Mediterranean gastronomy. It is also located three minutes from the RM-12 motorway and only 12km from the prestigious La Manga Club Resort Golf Resort Hotel *****

The nearest airports are in Murcia, Región de Murcia International Airport at 37 minutes and International Airport Alicante – Elche at 126 km, both with flights to national and international territories respectively.

As in all our promotions, the designs are completely customized, so they can make modifications in the design and adapt to your taste and needs. The construction time is approximately 20-24 months, once we have the final plans.