



## Stunning 4 Bed Villa For Sale in Totana Murcia



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 500,000

#### Location

Pays:	Espagne
État/Région/Province:	Murcie
Ville:	Totana
Indicatif régional:	30859
Soumis:	09/02/2026
Description:	Stunning 4 Bed Villa For Sale in Totana Murcia Spain

Esales Property ID: es5554941

Lugar Morti Bajo la Costera, 177  
30850 Totana  
Murcia, Spain

Luxurious 4-Bedroom Estate in Totana: A Sustainable Masterpiece in the Heart of Murcia

Set against the breathtaking backdrop of the Sierra Espuña mountains, this stunning four-bedroom villa in Totana, Murcia, offers an unparalleled blend of spacious Mediterranean living, modern luxury, and eco-conscious technology. Spanning an impressive architectural footprint, this residence is designed for those who appreciate grandeur, privacy, and the serene beauty of southeastern Spain.



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## Expansive Living Spaces & Sophisticated Design

The sheer scale of this property is evident from the moment you step inside. The villa boasts a total of 13 rooms, anchored by a magnificent lounge that runs the entire length of the house, providing a vast space for formal entertaining or family relaxation. Complementing the interior is a beautiful sunroom equipped with glass curtains, allowing you to enjoy the Spanish sunshine year-round while maintaining a seamless connection to the outdoors.

The sleeping quarters are equally impressive, featuring four well-appointed bedrooms. This includes three generous doubles and one large single. The master suite is a true sanctuary, featuring two expansive fitted wardrobes and a private ensuite bathroom. Perhaps its most enchanting feature is the double doors that open onto a private balcony, offering sweeping, uninterrupted views of the nearby mountains—the perfect spot for a morning coffee.

## Exceptional Leisure and the 'Sótano'

While the official registered living space is 298 square meters, the property offers significantly more functional area. The 150-square-meter sótano (basement) has been expertly transformed into a multifunctional hub. Here, you will find a dedicated cinema area for movie nights, a fully equipped gymnasium, and a wealth of additional storage space.

Outside, the villa continues to impress with a private swimming pool featuring a bespoke 'sea scape' mural, creating a tranquil oasis for cooling off during the warm Murcia summers. The outdoor lifestyle is fully catered for with a dedicated outdoor kitchen and BBQ area, ideal for hosting large gatherings under the stars.

## Sustainability and Technical Excellence

This villa is at the forefront of modern efficiency. It is equipped with dual solar systems: one dedicated to generating electricity and a separate solar system for domestic hot water. This significantly reduces the property's carbon footprint and utility costs. For year-round comfort, the entire home features full air conditioning.

Vehicle enthusiasts and those who enjoy hosting will appreciate the logistical capabilities of the estate. The property includes a double garage with automatic door opening, complemented by an expansive driveway with secure parking for at least 10 cars. With three full bathrooms and two additional powder rooms (separate toilets), the home is perfectly configured to handle large numbers of guests with ease.

## The Perfect Location

Located in the historic town of Totana, the villa offers the peace of the countryside without sacrificing convenience. You are minutes away from world-class hiking in the Sierra Espuña and the artisanal charm of Totana's pottery district. Furthermore, the property is exceptionally well-connected to the rest of Spain and Europe. The Region of Murcia International Airport (RMU) is just a 30-minute drive away, while the golden beaches of the Costa Cálida are within easy reach.



This estate is more than just a house; it is a lifestyle investment in one of Spain's most beautiful and sun-drenched regions. Whether you are looking for a permanent family residence or a high-end holiday retreat, this Totana villa delivers on every front.

## ABOUT THE AREA

Totana is a historic and industrious municipality nestled in the Guadalentín Valley of the Murcia region, Spain. Known throughout the country as the 'City of Potters,' it maintains a rich artisan heritage that dates back to the Muslim era. Today, visitors can still wander through the Barrio de las Ollerías (the potters' quarter) to watch master craftsmen work at their wheels, preserving a tradition that has been the backbone of the local economy for centuries.

Beyond its workshops, Totana is the primary gateway to the Sierra Espuña Regional Park, often referred to as the 'lungs of Murcia.' This massive protected area offers a dramatic landscape of pine forests, limestone peaks, and deep ravines. A highlight of the district is the Sanctuary of Santa Eulalia de Mérida, located about seven kilometers from the town center. This stunning complex features an intricate Mudéjar-style coffered ceiling and serves as the starting point for numerous hiking trails that wind through the mountains.

The town itself is a blend of archaeological significance and vibrant local culture. It is home to La Bastida, one of the most important Bronze Age archaeological sites in Europe, often compared to the second city of Troy for its formidable fortifications. On a more modern note, Totana's calendar is filled with lively festivities, most notably its Holy Week processions and the December Romería, where thousands of residents accompany the image of Saint Eulalia from her mountain sanctuary down to the town center amidst music and traditional food.

For international travelers, Totana is highly accessible due to its strategic position along the Mediterranean corridor. The nearest airport is the Region of Murcia International Airport (RMU), also known as Corvera Airport, located approximately 45 kilometers (a 30-minute drive) away. Additionally, Alicante–Elche (ALC) serves as a major secondary hub just an hour's drive to the north, offering a wide range of global connections for those visiting this picturesque corner of southeastern Spain.

## MAiN FEATURES:

- \* 298m2 of living space
- \* 5376m2 plot
- \* 4 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby



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\* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	4
Salle de bains:	5
Pied carré fini:	298 m <sup>2</sup>
Dimesions du lot:	5376 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.158.966

