

## 3 slaapkamer Villa Te koop in Mojácar Playa, Almeria















549.000€



This newly constructed house is less than 500 meters from the beach (Playa) just a short stroll to the central beach area, where the beach bars and many restaurants and the new paseo maritimo are located. Construction has been monitored at each stage by independent quality control experts and the house benefits from a ten year building and structural guarantee. Unlike older houses, there is a full damp course thereby eliminating the paint flaking problems usually experienced in older concrete block houses. There is full underfloor insulation on the ground floor, ceramic block and brick cavity walls with first class cavity wall insulation. The ceiling construction is of twenty centimeter fiber roofing blocks overlaid with three inches of insulation. The house has modern upvc white double glazed open and tilt windows and external doors, with tri-fold wide opening doors from the lounge to the wonderful front balcony overlooking the Mediterranean. Radiator central heating from a gas fired boiler and air conditioning in bedrooms and living areas combined with high insulation will result in a comfortable and economical interior environment.

The house is built on two levels.

The upper is accessed via a white laminated, steel security front door with integrated deadbolts. The upper area is open plan, with large modern Porcelanosa neutral grey coloured flooring tiles. There is a guest washroom/toilet with attractive palm and water motif tiling, vanity wash basin, wc, and heated towel rail radiator. The modern designer kitchen views to the rear the swimming pool and the background mountains, and to the front the lounge dining area and the Mediterranean Sea below. There is a fitted ceramic hob, oven and extractor, fitted integral dishwasher and a full length integral fridge. Drawers and doors are glide and close. The kitchen has a walk in pantry, where the integrally fitted freezer is located and a range of fitted cupboards. The spacious living area is amply provided with power points, tv connection etc. and has a wonderful view of the Mediterranean which cannot ever be blocked. The balcony benefits from stainless steel and clear glass railings, a theme that continues inside where the attractive semi circular staircase

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|  Bekijk videotour              |  3 slaapkamers    |  3 badkamers     |
|  170m <sup>2</sup> Bouwgrootte |  Air conditioning |  Central Heating |
|  New build                     |  Partly furnished |  Private garden  |
|  Private parking               |  Private pool     |  Sea view        |
|  storage room                  |  Terrace          |   |



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