

## 4 soverom Villa til salgs i Almanzora, Almería

365.000€



Desert Gold is a private residential development with a selection of new villas. Situated in an intimate and secure enclave, the 4 bedroom El Paso Pueblo Villas are built with large terraces and pergolas in their own private gardens, but in clusters sharing beautiful individually landscaped gardens and swimming pools in semi-closed communities. They provide stunning views across the championship Indiana golf course and mountain ranges beyond and are within easy access to all resort facilities. Inspiration for the villas design comes from the precise shapes of the 'casas del campo' of The Almanzora Valley, with the exterior reflecting the heritage of tradition, whilst the interior offers a stylish contemporary home with modern appeal and comfort. Features include 2 bedrooms on the first floor, with the main bedroom leading out to a large open terrace, fully landscaped garden and ample terracing for outdoor dining and allocated underground parking. High quality finishing's include; USB ports in all rooms with high speed internet connectivity, an attractively tiled bathroom on the ground floor and one en-suite bathroom and one en-suite shower room on the first floor. An open plan kitchen with integrated appliances. Air conditioning, double glazing, mirrored wardrobes to bedrooms with high quality sanitary ware and fittings throughout. The option to continue with the rustic style inside with natural 'rollizo' beams and solid natural wood features, a cottage fireplace, traditional style joinery, terracotta floors and traditional tiling, is also provided. Each property will have an underground parking space or garage and use of the swimming pool and gardens, all maintained by the community. The total plot size does not include the proportional share of the community area. THE LEASEBACK PRICE INCLUDES; ALL AS ABOVE AND ADDITIONALLY; A COMPLETE FURNITURE, FIXTURES AND FITTINGS PACK, AIR CONDITIONING IN THE LIVING ROOM AND BEDROOMS, A COMPLETED LANDSCAPED GARDEN, GARDEN MAINTENANCE, COMMUNITY AND PROPER MANAGEMENT FEES AND PROPERTY CONTENTS INSURANCE. THE DURATION OF THE LEASEBACK AGREEMENT IS 10 YEARS. FULL DETAILS OF THE LEASEBACK AGREEMENT CAN BE PROVIDED UPON REQUEST. LEASEBACK PRICES FROM 292,000 EUROS AND THE NORMAL PRICE OF THE PROPERTY FROM 365,000 EUROS, CONSIDERABLE DIFERENCE!

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|---|---|---|
| 4 soverom   | 3 bad   | 135m <sup>2</sup> Bygg størrelse                                    |
| 425m <sup>2</sup> Tomtestørrelse                                      | <input checked="" type="checkbox"/> Svømmebasseng                     | <input checked="" type="checkbox"/> Air Conditioning                |
| <input checked="" type="checkbox"/> Fireplace                         | <input checked="" type="checkbox"/> Fitted Kitchen                    | <input checked="" type="checkbox"/> Clinic - Within 15 minute drive |
| <input checked="" type="checkbox"/> Hospital - Within 30 minute drive | <input checked="" type="checkbox"/> Pharmacy - Within 15 minute drive | <input checked="" type="checkbox"/> Bank - Within 15 minute drive   |
| <input checked="" type="checkbox"/> Bars & Restaurants - Walking      | <input checked="" type="checkbox"/> Beach - Within 15 minute drive    | <input checked="" type="checkbox"/> Golf - On the Complex           |
| Distance  | <input checked="" type="checkbox"/> Park - Within 15 minute drive     | <input checked="" type="checkbox"/> Shops - Within 15 minute drive  |
| <input checked="" type="checkbox"/> Garden - Communal                 | <input checked="" type="checkbox"/> Garden - Private                  | <input checked="" type="checkbox"/> Terraced Areas                  |
| <input checked="" type="checkbox"/> Garage - Private                  | <input checked="" type="checkbox"/> Pool - Communal                   | <input checked="" type="checkbox"/> School - Within 15 minute drive |
| <input checked="" type="checkbox"/> Gated Community                   |   |   |