

## 2 soverom Villa til salgs i San Juan de los Terreros, Almería

349.500€



NEW BUILD VILLAS IN SAN JUAN DE LOS TERREROS&#13;&#13;The contemporary and innovative architecture of modern villas arrives to create a residential complex located in the town of San Juan de los Terreros in Pulpí, Almería, in southern Spain.&#13;These carefully crafted homes and residential complex combine an exceptional level of design and quality with the highest standards of sustainability and well-being. Homes meticulously designed by the technical team of architects, so that light, spaciousness, and orientation endow each home and plot with a special character. Unique spaces that open the door to a new lifestyle to enjoy.&#13;&#13;The foundation and structure of the houses are resolved with reinforced concrete and under ten-year warranty coverage. &#13;Façades designed to reduce the energy demand of the house, combined with various materials to achieve an aesthetic consistent in terms of composition and colour as reflected in the infographics.&#13;Spacious terraces equipped with solid parapets to provide safety on the terrace railings, granting amplitude and luminosity. &#13;The exterior enclosures of the plot will be treated with the same materials used in the house, ensuring integration into the residential complex.&#13;Ventilated and insulated flat roofs on slabs, with different finishes according to their location and use. &#13;The entrance door to the house will be armoured. The doors to the master bedroom, secondary bathrooms, and toilets will include locks. &#13;The exterior carpentry will consist of windows and French windows made of lacquered Aluminium &#13;with roll-up blinds made of aluminium slats, motorized in living rooms. &#13;Video intercom system, which guarantees individual access control for each of the houses. &#13;The bathrooms will be equipped with a sink, toilet, and shower, and the toilets will have a toilet and sink. &#13;The bathrooms feature modern design sanitary appliances, made of vitrified porcelain finished in white, from the Roca brand Gap model, with chrome or matte black single-lever faucets to choose from. &#13;The shower enclosures will be fixed with 8mm tempered glass with a length of 80cm. &#13;Each pre-installation is designed for a system of up to 10 panels, which can be installed with a solar inverter connected to the home's electrical grid to minimize electricity consumption. &#13;These panels will be integrated onto the roof in the installation area, hidden from the exterior of the dwelling &#13;Air entry to the

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|  2 soverom                        |  2 bad |  105m <sup>2</sup> Bygg størrelse |
|  216m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Private pool   |
| <input checked="" type="checkbox"/> Gated   | <input checked="" type="checkbox"/> Solarium: Yes   | <input checked="" type="checkbox"/> Number of Parking Spaces: 1  |
| <input checked="" type="checkbox"/> Near Schools  | <input checked="" type="checkbox"/> Near Commercial Center                                | <input checked="" type="checkbox"/> Location: Coastal, Urbanisation  |
| <input checked="" type="checkbox"/> Air Conditioning: Pre-Installed   | <input checked="" type="checkbox"/> Double Bedrooms: 2                                    | <input checked="" type="checkbox"/> Beach: 800 Meters  |
| <input checked="" type="checkbox"/> Terrace: 79 Msq.  | <input checked="" type="checkbox"/> Useable Build Space: 83 Msq.                          | <input checked="" type="checkbox"/> Parking - Space  |
| <input checked="" type="checkbox"/> Toilet: 1   |   |  |