

## 3 bedroom Villa for sale in Vera Playa, Almería

**418,000€**







Brandnew detached 3 bedroom villa with swimming pool situated within 200m of the Vera beach and within easy reach of the numerous local amenities including bars, restaurants, shops, supermarkets, etc., as well as the local public transport links and a short drive from the main town of Vera and other coastal towns such as Mojacar and Garrucha.

The Laguna Azul design property is a fantastic, modern, twostorey villa with a large roof solarium, on a plot of at least 230m<sup>2</sup> including space to park a car which will come included with a charging point for electric vehicles, and a 6x3 private swimming pool with waterfall feature.

The large amounts of glass used in the property and southfacing orientation means that the property is exceptionally bright and airy inside. As soon you enter, the spacious openplan main living space comprises of lounge, dining area and kitchen. The kitchen includes all the cabinetry, LED lighting and highquality quartz worktops, allowing you to then make the choice of which appliances you would like to have fitted. Off of the living space is a small hallway leading to a downstairs bedroom and shower room. This bedroom is a very good size, offering ample space for a double bed and storage. Off the living room is the staircase leading to the upper floor where you will find a large terrace and two more spacious double bedrooms, both with ensuite shower rooms and one having access to the aforementioned terrace. Continuing up the staircase leads to the spectacular roof solarium. On the next floor, an immense roof solarium, which includes the installation of electrical and water points, an outdoor shower, the preinstallation for an outdoor kitchen and the preinstallation of a jacuzzi.

All of the windows and patio doors with double glazing and electricallyoperated blinds, LED lighting throughout, numerous TV points, underfloor heating in the bathrooms, preinstallation of airconditioning, and a number of other quality features. Optionally, the property can be sold with a large basement of approximately 60m<sup>2</sup> for a further Euros40,000, adding another huge space to the property for a very fair price.

 3 bedrooms  
 230m<sup>2</sup> Plot size

 3 bathrooms  
 Swimming Pool

 122m<sup>2</sup> Build size