

## 3 bedroom Villa for sale in Arboleas, Almería

**169,950€**





**4 VILLAS SOLD ALREADY!** Exceptional opportunity to own a villa in the sought-after Arboleas area of Almeria tailored to suit those seeking a comfortable Mediterranean lifestyle. Starting from 174,950 Euros without a pool, these new villas offer a harmonious combination of quality and value.

This impressive development comprises 14 villas with remarkable mountain views. Two models of villas are available, each featuring 3 bedrooms, 2 bathrooms (one being en-suite), a spacious living-dining room and a kitchen (the kitchen will be installed included in the price).

Built to a high standard, these villas offer a blend of functionality and aesthetics. The price includes pre-installation for air conditioning, a fully fitted kitchen including appliances and a pellet or wood burner providing both warmth and ambiance. The walled and gated plot is laid with weed membrane and gravel for easy maintenance. The roof terrace will be fitted with artificial grass, offering a comfortable outdoor retreat. Both the interior and exterior of the villas will be painted, offering a fresh and inviting appearance. If you wish to have a pool the price would be 189,000 Euros to include an 8x4m pool (it is possible to have a 10x5m pool at a higher price).

Bathrooms will be finished with essential fixtures, including toilet, basin, bidet, and shower or bath, and the hot water heater in gas or electric. Interior doors are available in white or pine, adding a touch of elegance to the interiors. High-quality external security doors enhance safety and peace of mind.

The developers offer flexibility to meet your preferences. Customization options are available, ensuring your villa suits your lifestyle. For those seeking a a pool or a garage, these can be added at an extra cost.

 3 bedrooms  
 600m<sup>2</sup> Plot size

 2 bathrooms

 115m<sup>2</sup> Build size