



## 3 bedroom Villa for sale in Mojácar, Almería

575,000€

Linked villa under construction located in the area of the commercial park of Mojácar, consists of a large basement garage which is accessed via an internal staircase to the ground floor, which consists of a living room with integrated kitchen ( not included ) , a toilet, one bedroom en suite plus a dressing room on the ground floor; through the internal staircase we access the first floor, with 2 further double bedrooms both ensuite , also have a large terrace, overlooking the sea and the mountains. The plot will have a terraced area, it also has a swimming pool.

### QUALITY SPECIFICATIONS

#### FOUNDATIONS AND STRUCTURE

\*Reinforced concrete foundations and structure, calculated according to the Seismic Resistance Standard (NCSE-02) according to the project.

#### ENCLOSURES AND WALLS

\*Exterior enclosure made of 19 cm thermo-clay ceramic blocks, achieving thermal-acoustic insulation.

\* Interior divisions with double hollow ceramic bricks of 7 cm.

#### ROOFING

\*Passable flat roofs and terraces composed of two layers of extruded polystyrene as thermal insulation, formation of slopes, two layers of geotextile asphalt sheeting, and porcelain tile flooring for exteriors laid on a layer of cement mortar, matte finish and skirting board of the same material.

Price per unit/m2 at 25 euros PVP VAT included.


\*Non-passable roofs finished with 10 cm of washed aggregate.


### CLADDING - FLOORING AND TILING


#### Exterior - Interior -


\*Exterior will be clad with the SATF type thermal insulation system for exteriors, with 6 cm thick thermal insulation

 3 bedrooms

 4 bathrooms

 253m<sup>2</sup> Build size

 307m<sup>2</sup> Plot size

 Private Pool



Property marketed by Price Brown S.L.

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