

## 2 bedroom Villa for sale in San Juan de los Terreros, Almería

349,500€



**NEW BUILD VILLAS IN SAN JUAN DE LOS TERREROS** 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. 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. The foundation and structure of the houses are resolved with reinforced concrete and under ten-year warranty coverage. 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. Spacious terraces equipped with solid parapets to provide safety on the terrace railings, granting amplitude and luminosity. The exterior enclosures of the plot will be treated with the same materials used in the house, ensuring integration into the residential complex. Ventilated and insulated flat roofs on slabs, with different finishes according to their location and use. The entrance door to the house will be armoured. The doors to the master bedroom, secondary bathrooms, and toilets will include locks. The exterior carpentry will consist of windows and French windows made of lacquered Aluminium with roll-up blinds made of aluminium slats, motorized in living rooms. Video intercom system, which guarantees individual access control for each of the houses. The bathrooms will be equipped with a sink, toilet, and shower, and the toilets will have a toilet and sink. 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. The shower enclosures will be fixed with 8mm tempered glass with a length of 80cm. 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. These panels will be integrated onto the roof, in the installation area, hidden from the exterior of the dwelling. Air entry to the dwellings will be secured by incorporating a micro-ventilation system in the windows of living rooms and bedrooms. Independent

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|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  2 bedrooms                  |  2 bathrooms                     |  105m <sup>2</sup> Build size    |
|  216m <sup>2</sup> Plot size |  Swimming Pool                   |  Private pool                    |
|  near schools                |  Gated                           |  Solarium: Yes                   |
|  Garden                      |  Location: Coastal, Urbanisation |  Air Conditioning: Pre-Installed |
|  Double Bedrooms: 2          |  Terrace: 79 Msq.                |  Number of Parking Spaces: 1     |
|  Beach: 800 Meters           |  Useable Build Space: 83 Msq.    |  Space                           |
|  Near Commercial Center      |  Under-Build / Basement          |  Toilet: 1                       |



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