

## 2 спальная комната вилла продается в San Juan de los Terreros, Almería

299.000€



Grupo Platinum Estates presents this exclusive luxury detached villa in the heart of San Juan de los Terreros, just 400 metres from the town centre and beaches, a strategic location that combines privacy, comfort and proximity to all amenities.

This is a practically new property on the resale market, which means you can benefit from more favourable taxation compared to new builds, as instead of 10% VAT, 7% ITP (property transfer tax) is applied. The property also has a private sauna in the back garden, an unusual added value that reinforces its exclusive character. Furthermore, it can be reserved from just Euros3,000, a rare opportunity for a property of this standard.

The villa is built on one floor, with 2 bedrooms and 2 bathrooms, and has been designed to maximise natural light and comfort. The main space integrates the living room, dining room and kitchen in an openplan concept, creating a spacious, bright and wellventilated environment. The southfacing orientation guarantees light and warmth throughout most of the day in the main rooms, including the private swimming pool, promoting energy efficiency and daily wellbeing.

On the roof terrace, the property has a private solarium with an outdoor kitchen, ideal for enjoying the Mediterranean climate all year round. Access is via a private road within the development, with parking on the plot itself.

Its features include aerothermal heating, fitted wardrobes, a fitted kitchen with appliances, electric blinds, a private swimming pool and preinstallation for air conditioning, making it a modern, functional home that is ready to move into.

🛏 2 спальни  
⛶ 140m<sup>2</sup> Размер участка

🚿 2 ванные комнаты  
☑ Бассейн

🏠 78m<sup>2</sup> Размер сборки