

villa for sale Albox, Valle Del Almanzora



New build in Albox~~Price: €233,000~Swimming pool and kitchen included~~We present this contemporary Mediterraneanstyle villa, designed for those who dream of a peaceful, bright life surrounded by nature. Located in Llano de los Olleres, just 6 km from the centre of Albox, this property offers the perfect combination of modern comfort and the serenity of the Almeria countryside, with all essential services – supermarkets, bars, restaurants, medical centre and pharmacy – just a few minutes away.~~Built on a 400 m2 plot, the property is on one floor, with a built area of 110 m2 and a spectacular 60 m2 solarium. Its architecture combines clean lines, natural light and highquality materials, creating a welcoming and functional space with open views of the valley and mountains.~~ Interior layout~~The main entrance is from a completely flat garden, ideal for people with reduced mobility. Upon entering, a spacious openplan livingdining room becomes the heart of the house: an openplan space that visually connects with the outside through large windows.~The fully integrated kitchen, equipped with TEKA/BALAY appliances (oven, ceramic hob, microwave, dishwasher, refrigerator and sink), offers functionality and elegance, with the possibility of customising finishes and colours.~~The living area leads to the most private part of the home:~• Master bedroom with ensuite bathroom and separate dressing room, providing spaciousness and comfort.~• Two additional goodsized bedrooms, bright and with fitted wardrobes.~• Full, modern and welldistributed family bathroom.~~A separate laundry room, equipped with a washing machine and dryer, adds convenience to everyday life.~~ Exterior layout~~The property blends perfectly into its plot, with several areas designed to enjoy the Mediterranean climate:~• Covered front porch, ideal for breakfast in the sun or relaxing by the pool.~• Private 6 × 3 metre swimming pool, included in the price and fully customisable in terms of finishes and design.~• Side patio with access via a Mediterranean staircase to the solarium, a 60 m2 space with water and electricity connections and a small storage room. Here you can create a chillout area, install a barbecue or enjoy the sunsets over the mountains.~• Private enclosed car park, spacious and easily accessible.~~ Features and fittings~• Aluminium exterior carpentry with thermal break and double glazing.~• Samsung central air conditioning.~• Nonslip porcelain flooring in outdoor areas.~• Energyefficient LED lighting.~• Highefficiency thermal and acoustic insulation (Energy Certificate A).~• Electric or solar hot water system, at the buyer's choice.~~ Main features~~ Built area: 110 m2~• Plot: 400 m2~• Solarium: 60 m2~• 3 bedrooms (master with dressing room)~• 2 bathrooms (one en suite)~• Livingdining room with open kitchen~• Separate equipped laundry room~• Centralised air conditioning~• Private 6 × 3 m swimming pool~• Private parking~• Access adapted for people with reduced mobility~~

~~This villa represents a new way of living in Albox: modern, efficient and connected with nature, ideal both as a permanent residence and for those looking for a charming second home in the Almanzora Valley.~A home where every detail is designed for enjoyment, relaxation and dreams. ~

property details

Spanishstate id:	6338800
reference::	02599
close to/ located:	Albox
region:	Valle Del Almanzora
property type:	villa
rooms:	3
property surface:	110 m2
surface plot:	400 m2
price:	€ 233.000

contact

real estate agent:	Clover
name:	not available
spreekt:	not available
telefoon:	+34950121229