

# SPANISHESTATE

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## **villa for sale Las Negras, Comarca Metropolitana De Almería**

VILLA WITH SEA VIEWS IN LAS NEGRAS - NÍJAR - ALMERÍA - SPAIN - CABO DE GATA-NÍJAR NATURAL PARK (Biosphere Reserve-Geopark)

In the "Los Cortijos" urbanization, we offer you a marvel for your senses.

On a 997 m2 plot with a Heated Pool, we have a 258 m2 house.

The owners did rehabilitation work in the valley, which we can classify as NEW. It is released by you and your family.

The VIEWS .... what am I going to say to you, impressively beautiful: The Sea, the mountain, the little town of Las Negras, the sky, the stars, and the homes of its neighbors, each more beautiful.

The first chalet has two floors and a terrace.

THE TERRACE: Its views are unbeatable. It is passable, with ascent by a spiral staircase, but you could place another type of staircase, or an elevator. It is illuminated. Its floor is made of polished concrete. And it is ready; with water, drains and electricity to make an outdoor kitchen, and for any event you want to hold on the terrace. The 300-liter tank is also located in it for domestic hot water (zero electricity consumption). You could consider the placement of solar panels for self-consumption, and thus have your pool heated in winter, and air conditioning in summer, without any financial expense. You decide.

FIRST FLOOR: Beautiful entrance door, which leads to the Living Room with terrace. With Sea Views. Fireplace. Kitchen with terrace, where you can place a table and enjoy any meal with views of the sea, the garden, the pool, and the town of Las Negras. Bathroom with shower, Bedroom with large window and beautiful views, Bathroom with private shower. Caracol Staircase to go up to the Terrace, or go down to Apartments B and C.

We have called this floor Apartment A.

GROUND FLOOR: On this floor we have three apartments with entrances from the Outside, independent, from the Garden area. And two of them can be accessed from the upper floor by the spiral staircase.

- Apartment B: It has a private entrance via the stairs to the left of the two-space parking area. This apartment is a Studio, where the main room is set up as a bedroom - living room - dining room. It also has a kitchen. Dressing room-closet. Bathroom with shower. And exit to a terrace with sea views. From this Apartment you can access the Pool area through a private path.

- Apartment C: Independent exterior entrance, and can also be accessed from the upper floor by the spiral staircase. Also configured as a Studio, it has a covered terrace with views of the sea, the garden and the pool. It has a bathroom with shower and natural sunlight through "solar tube" from the terrace. And cook.

- Apartment D: Independent exterior entrance. This apartment has a terrace with views of the sea, the garden and the pool. It consists of a bedroom, a living-dining room, a kitchen with natural sunlight "solar tube" from the terrace, and a shower bathroom.

The GARDEN is an area to be developed, it has infinite possibilities, which you are surely already imagining, and which will make your life very pleasant. Some palm trees will surely give you the final touch.

The POOL is a marvel, made of white microcement, which gives the water a turquoise color, which you are sure to love. It is long, ideal for swimming and sports. Not too deep, thinking about the children as well. It has a purifier and a heat pump to heat the pool water; You decide the temperature, and enjoy your pool all year round. Outside area of the pool with cream-colored polished cement. Shower.

#### CONSTRUCTIVE DETAILS:

- Mud floor, beautiful. Windows and doors of solid wood, of first quality, impeccable closings, tilt and turn, and with double glazing. Air chamber in walls and ceiling with thermal insulation. More than forty low-consumption led spotlights in the garden, which give an elegant touch to the entire garden, the exterior stairs, the pool and the upper terrace.

It is delivered with white aluminum doors in the accesses to external stairs. And with a heather fence out, to preserve privacy.

Ideal for large families with independent children.

Ideal for business.

AND ALSO ..... EVERYTHING ..... NEW, BRAND NEW!

## property details

Spanishstate id:	<b>4546301</b>
reference::	-
close to/ located:	<b>Las Negras</b>
region:	<b>Comarca Metropolitana De Almería</b>
property type:	<b>villa</b>
rooms:	<b>5</b>
property surface:	<b>258 m2</b>
surface plot:	<b>997 m2</b>
price:	<b>€ 550.000</b>

## contact

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