

## villa for sale Retamar, Comarca Metropolitana De Almería



Welcome to the house of your dreams! This impressive independent villa built in 2019 has 266 m2 built on an 800 m2 plot on the 18-hole Alborán golf course. Located in a quiet urbanization with 24-hour security, this property offers a paradisiacal environment to enjoy the tranquility and privacy you deserve.

With excellent communications, just 20 minutes from the center of Almería by highway, and public transport bus service to the city and the university of Almería, this property is ideal for those looking for a relaxed lifestyle without giving up the comfort of the city. In addition, its proximity to the airport facilitates professional and vacation trips.

Built with good materials according to regulations and with good insulation (heat, cold, noise)

-The ground floor. It consists of 3 bedrooms, 2 bathrooms (1 en suite) and 1 toilet. Living room-dining room with fireplace, kitchen with washing machine/pantry room, a room with aerothermal heating and a 38 m2 porch (with roof and awning with 3 side closures that can be opened or closed as desired).

-The first floor: has 3 bedrooms, 2 bathrooms (1 en suite), living room with living room and open kitchen, with a spectacular 50 m2 terrace. Access to the first floor is through an exterior brick staircase next to the kitchen.

-The garden area has careful vegetation and a 35 m2 swimming pool with saline chlorination, as well as a 25 m2 auxiliary shed (warehouse and engine room).

It should be noted that the home has photovoltaic panels installed, which allows significant savings in consumption and greater energy efficiency.

### property details

Spanishestate id:

**6049793**

### contact

name: **JOSE ACOSTA MONTERREAL**

|                    |   |           |                         |
|--------------------|---|-----------|-------------------------|
| reference::        | -                                       | spreekt:  | <b>English, Spanish</b> |
| close to/ located: | <b>Retamar</b>                          | telefoon: | <b>+34670548491</b>     |
| region:            | <b>Comarca Metropolitana De Almería</b> |           |                         |
| property type:     | <b>villa</b>                            |           |                         |
| rooms:             | <b>6</b>                                |           |                         |
| property surface:  | <b>266 m2</b>                           |           |                         |
| surface plot:      | <b>800 m2</b>                           |           |                         |
| price:             | <b>€ 750.000</b>                        |           |                         |