



Ref: VZ1714 - VILLA

Las Villas - Urb. Mar de Pulpí

Bedrooms:	2
Bathrooms:	2
Toilets:	
Built surface:	140 m ²
Living surface:	m ²
Plot surface:	251 m ²

Year of construction:	2024
Ditance to the sea:	500 mts
Facing:	SOUTH
Furnished:	
Parking:	YES
Sotrage Room:	

Community fees:	60 €/ month
IBI Tax:	€/ year

- Brand new semi-detached villas for sale on the beach of San Juan de los Terreros, belonging to the municipality of Pulpí, Almería. Located in a recently built luxury residential area, 500 meters from the beach, very close to the promenade and just 13 km from the center of Águilas where you will have all kinds of services and amenities such as shopping centers, hospitals, schools ...

- House with 140 m2 built surface over a plot land with 251 m2. It also has terraces that add up to a total area of 48 m2 and a private solarium, with sea views, of 40 m2.

- South facing. Very bright

- To access the interior of the house, cross the large garden that surrounds the house, with a total area of 170 m2, and a beautiful porch. Once inside we find, in front: stairs to access the upper floor and a door with stairs to access the basement; On the right is the living area with a dining room overlooking the porch and garden, an open-plan kitchen with a laundry room; on the left: a guest bathroom with a shower tray.

- On the upper floor we find another bathroom with a shower tray and two bedrooms, both doubles, large, with built-in wardrobes and direct access to a large terrace facing south.

- On the basement floor we find a large open-plan area of 33 m2, with a window that allows natural light to enter and a utility room.

- It is sold empty but with the kitchen furnished and semi-equipped. It also has pre-installation for air conditioning, a security door, bars on the windows, a electric skylight for access to the solarium and aluminium windows with double glazing for perfect thermal and acoustic insulation.

- **OPTIONAL SWIMMING POOL** (not included in the price): for €21,950

- **OPTION** to purchase the house with swimming pool as well as furnished and equipped for a total additional €37,500.

- The villa also has outdoor parking within the private plot.





Extras

Community

BRAND NEW		
GOOD CONDITION		
AIR CONDITIONING PRE INSTALLATION		
PRIVATE GARDEN	170 m2	
WINDOW BARS		
PRIVATE SOLARIUM	40 m2	
PRIVATE TERRACE	48 m2	
FENCED		
ALUMINIUM WINDOWS		

P.V.P.

418.700 €

2.990,71 €/m²

Taxes and title deeds expenses are not included

ESTIMATED PURCHASING COSTS:

- 418700€ P.V.P
- 41870€ 10% I.V.A. (tax).
- 5024,4€ 1,2% A.J.D. (tax).
- 1200€ Notary and title deeds expenses.

TOTAL: 466794,4€

* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.



For more information
scan QR code

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