



Villa
2 bedrooms
2 bathrooms
🏠 140 m²
🏠 265 m²

REF: ME 2848

San Juan de los Terreros

From €383,000

Only 3 villas left!!!!!! Newly Built Villas For Sale of 2 and 3 Bedrooms in San Juan de los Terreros, Pulpi, Almeria, with private garden, only a few minutes' drive from the sea.

The 2nd phase of this project is now happening and there are only 3 villas still available. One villa of 3 bedrooms / 2 bathrooms and two villas of 2 bedrooms / 2 bathrooms. They all have private gardens, solariums and terraces. They are due for delivery by December 30, 2024. The villa complex boasts high-quality construction and modern amenities.

The built areas measure 140m2 and 171m2 with solariums of 42m2 and terraces of 58m2 in addition. The gardens are 165-186m2.

Foundations: Utilizing isolated footings braced by a collaborating foundation slab for seismic resistance.

Structure: The development features a combination of metal and concrete pillars, reticular flooring on upper levels, and solid slab on staircases.

Roofing: Flat, walkable terraces and solariums with concrete, asphalt waterproofing, extruded polystyrene insulation, and exterior tile flooring. Non-accessible flat roofs are gravel finished.

Facade: A blend of natural stone cladding, white, gray, and brown rustic finishes, incorporating Mediterranean and modern aesthetics. Glass railings adorn terraces.

Walls: Double-layered with ceramic brick exterior and laminated plasterboard interior, separated by an air chamber for thermal and acoustic insulation.

Interior: Finished with laminated plasterboard and paint. Bathrooms feature high-quality tiled walls.

sales@mojacarestates.com

+34 950 478 935

<https://mojacarestates.com/2848>

Mojacar Estates: Paseo del Mediterraneo, 8 - Mojacar - 04638

Flooring includes porcelain tiles throughout the villa.

Windows: PVC frames with double glazing and aluminum shutters. Security doors for entry and interior doors, customizable in color.

Plumbing: High-quality fixtures, heated floors in bathrooms, and hot water provided by an aerothermal system. Ventilation through forced extraction ducts.

Electrical: High-grade electrical installation, provision for TV and internet in multiple rooms, and a security system available.

Kitchen: Fully furnished with quartz countertops, integrated appliances, and ample storage. Galley enclosures feature prefabricated concrete louvers.

Gardens: Landscaped with covered porches, gravel areas, trees, and automated irrigation. Boundary walls vary by location.

Basement: All villas feature ventilated basements with concrete floors and rough walls, provision for an additional bathroom.

Parking: Two surface parking spaces per villa, one covered, with manual or optional motorized access gates.

Solarium: Villas include private solariums with automated, insulated access roofs, equipped with utilities and entertainment provisions.

This villa complex offers a blend of modern comfort, Mediterranean charm, and quality craftsmanship, promising an ideal coastal living experience in San Juan de los Terreros.

For more detailed information as well as plans, please contact our office.

A 10% VAT stamp duty will be added to the price of the villa as well as 1.5 AJD tax, notary and land registry fees.

Nearby

There is a restaurant and sports bar "La Geoda" on the Mar de Pulpi resort with a ceiling reminiscent of quartz crystals like the giant geode from which its name has been taken in Pulpi. There is also a beach bar open all day for breakfast, lunch and dinner as well as drinks by the sea. The resort offers a Fitness Centre with gym and classes as well as personal trainers. You can rent bikes, kayaks, paddle surfboards, snorkel equipment, boats etc. And there is also the chance to use the indoor football pitch, the basketball and tennis and padel courts, beach volleyball and petanca. The area also offers beautiful beaches and snorkelling, walking, cycling and sea sports.

Location

On the above Google map click on enlarge map and the exact location of the properties for sale in San Juan de los Terreros, Almeria, Andalusia is marked with the blue pin.

Airports

Almeria airport is 1 hour 20 minutes' drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2

hours and Malaga airport is 3 hours 15 minutes.

Golf courses: Desert Springs and Aguilón Golf are nearby.

About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

Approximate running costs

Quarterly rubbish collection - €39.48

Monthly community fees - €60.00

REF: ME 2848

