

# Hamptons

INTERNATIONAL



**San Juan de los Terreros, Almeria**

3  2 

**£460,000**

**(€525,000)**

## Property details



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#### Key features

- **Build Size 117 m**
- **Plot Size 362 m**
- **Private Pool**
- **Water**
- **Electricity**
- **Telephone Possible**
- **Internet Possible**
- **Part Furnished**
- **Private Terrace**

#### Attributes

- Swimming pool**
- Near golf course**
- Near to beach**
- Private parking**
- Garden**

## Description

VistaMar Villas is a real estate development made up of 26 modern independent villas with 2 and 3 bedrooms on the ground floor with a solarium and private pool, only 400 meters from the beaches. **\*\*Show House Villa 24 is key ready available and is fully furnished\*\*** Also available for Sale: Villa #20 - 585,000€ - 3 bed/ 2 bath - 123m<sup>2</sup> build - 449m<sup>2</sup> plot - completion 2026 San Juan de los Terreros is known for its magnificent beaches, the first of which border the beaches of Águilas-Murcia. In the very heart, there is great access to all day-to-day services, such as restaurants, bars with exquisite cuisine, educational centers, sports facilities, supermarkets, shops and a shopping center 10 minutes by car. It is located 60 minutes from the Corvera International Airport and 60 minutes from the Almería International Airport. The project will be developed on an elevated plot where you will enjoy views of impressive green areas, located just 400 meters from the beach, Close to very attractive points of tourist interest such as La Geoda de Pulpi, the largest Geode in the world that can be visited. Golf Courses: Aguilón Golf, 5 minutes by car from the Promotion and Golf San Juan, 3 minutes by car. Included in the price: Private pool with lighting and outdoor shower. Solarium equipped with summer kitchen. Garden area with artificial grass and flooring according to plan Utility room under the stairs access to solarium Interior and exterior led lighting TV points in all rooms and porch. Electric shutters in bedrooms. Intercom. Sanitary devices, fixed screen, furniture and mirror with led. Built-in wardrobes finished with drawers and mezzanine Kitchen furnished with Silestone countertop and front, electrical appliances (washing machine, oven, hob, extractor hood, dishwasher, refrigerator and aerothermal heater. The sliding and balcony windows are high security, double chamber. Pre-installation of AC through ducts with return grilles. Pre-installation of Photovoltaic Panels. Parking space with rolling area and artificial grass within the plot Pre-installation for parking door motor. Perimeter wall with simple torsion fence and artificial hedge. Gas city FOUNDATION AND STRUCTURE Foundation by reinforced concrete slab according to the geotechnical study carried out. Sanitary slab with prefabricated reinforced concrete joists, with air chamber, and HA basement walls. Structure using pillars and beams in different sections of reinforced concrete. Unidirectional slab 26+4 cm. in cover and compression layer. Strip footings and HA land retaining walls on the perimeter of plots. Concrete floor with electro-welded mesh in exterior paving areas. ROOF Inverted flat roof, finished with gravel, non-passable on the general roof, thermal-acoustic insulation with rigid extruded polystyrene panel and waterproofing with asphalt sheet. Inverted flat roof, finished with ceramic flooring, on the walkable roof of the solarium, thermal-acoustic insulation with rigid extruded polystyrene panel and water proofing with asphalt sheet FACADE CLOSURES AND INTERIOR PARTITIONS Perimeter wall delimiting the plot of reinforced concrete and simple torsion fence laminated in green with an artificial hedge of 1.50 m. Exterior housing enclosure composed of a ½-foot brick wall externally coated with single-layer mortar, interior plastered with water-repellent mortar, air chamber and thermal-acoustic insulation, and interior partition with a plaster finish. Interior partitions with 9 cm double hollow brick and finished with plaster or pladur and smooth matte plastic paint. False ceiling throughout the house with laminated plasterboard finished with smooth matt plastic paint, accessible in the courtesy bathroom for installation and maintenance of the A/C machine. EXTERIOR AND INTERIOR CARPENTRY Aluminium or PVC exterior carpentry, with thermal break in frame and leaf, matt black color, with different opening and activation systems, low-e double glazing + laminar security with air chamber. Motorized blinds with aluminium slats of the same colour as the carpentry. External access doors to the plot, both pedestrian and road, in matte black metal slats Armoured access door to the dwelling, with a steel structure and pre-frame, locking device and peephole, double security lock and anti-leverage hinges, with front decorative panel. White lacquered MDF interior doors with chrome handles and knobs. Built-in wardrobes with white lacquered DM sliding doors, lined inside. They have a chest of drawers, loft and bar. KITCHEN & WHITE GOODS Fully furnished kitchen with base units, with lower and upper baseboards, with drawer sand shelves made of the same material. Quartz countertop and kitchen front (silestone brand), with undercounter sink. Ceramic hob built into the worktop. Top brand appliances included; refrigerator, oven, ceramic hob, extractor hood, washing machine and 100-150 l aero-thermo. Summer Kitchen in solarium. AIR CONDITIONING Pre-installation of Air Conditioning through<sup>2</sup> ducts with distribution and return grilles in all bedrooms and the living room. VENTILATION AND EXTRACTION Forced ventilation in dry areas, and<sup>2</sup> through extraction in toilets and kitchen. Heat recovery. Air intake for bedrooms and living room and forced extraction for humid areas. GARDEN & SWIMMING POOL Private rectangular-shaped pool of 18.00 m<sup>2</sup> (6x3m.) in the Villa Isla model and 6.00 m<sup>2</sup>(3x2m.) in the Villa Cala model. Depth of swimming pools between 1.20 and 1.50 m, formation of work steps. Equipped with skimmers, bottom drain, interior lighting, covered with top

quality stoneware and will have a paved area attached to the porch of the house. Outside shower. Garden area with anti-weed mesh and finishing with artificial grass. Utility room under the stairs with access to solarium\*\* The facultative direction and the property reserve the right to make changes in the materials described, always maintaining a similar quality to the replaced material. **FLOORING AND TILING** Exterior stoneware flooring with 1st quality non-slip surface on the terrace/pool. First quality stoneware flooring throughout the house, with various finishes to choose from. Top quality stoneware tiling in vertical walls of bathrooms, with various finishes to choose from. **PLUMBING** Indoor installation made with reticular polybutylene pipe. Rainwater collection system with PVC pipes. Vitrified porcelain sanitary ware, acrylic shower trays and mixer taps. Sanitary hot water (DHW) through an aerothermal heat pump system. Water points in the garden. Drainage network on the perimeter of the building. **ELECTRICITY** Sected electrical installation, prepared for a high degree of electrification. Simon, Niessen or similar mechanisms and switches, smooth white finish. Channelling of tele-communications, with TV points and telephone provision in all rooms, including outside porch













# Location



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