

Hamptons

INTERNATIONAL



San Juan de los Terreros, Almeria

2 1

£170,000

(€194,000)






Property details



Key features

- **Build Size 78 m**
- **Ground floor**
- **Communal Pool**
- **Water**
- **Electricity**
- **Telephone Possible**
- **Internet Possible**
- **Air Conditioning Pre-Installed**
- **Private Terrace**

Attributes

-  **Swimming pool**
- **Apartment**
-  **Near to beach**
-  **Private parking**
-  **Garden**
-  **Refurbished**

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Description

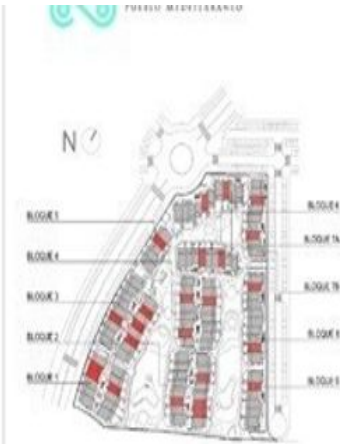
In collaboration with our Spanish partners, we have the pleasure to bring you the opportunity to buy a spectacular new build apartment located on a beachfront resort Mar de Pulpi in San Juan de Terreros. Los Narcisos apartments offer 1, 2 and 3 bedroom beach apartments with large terraces, garden and basement parking. The properties on the ground floor have a covered porch and garden. See reference E195 for 1 bed/1 bathroom. E197 for 2 bed/2 bathroom and E198 for 3 bed/2 bathroom. Available Apartments Please enquire as availability changes periodically - selection of ground, 1st & 2nd floor, 1 to 3 bed apartments Los Narcisos apartments are located within a short walking distance of Playa Los Nardos y Playa La Entrevista, on the Almería coast, close to the municipality of Águilas and Vera. It is a complex designed to offer large interior spaces, with beautiful gardens and squares that include a large swimming pool area with Jacuzzi, bordered by a large meadow of natural grass with showers, sun loungers and parasols of heather that also enjoys community WIFI. The generous community areas also have a children's playground area within a closed perimeter of security. Thus, the phase 7 of the Mar de Pulpi Pueblo Mediterráneo Residential Complex has a lot to offer: great amenities, a quiet location in a spectacular natural setting, access to all day-to-day services and excellent sports facilities that the complex offers. The owners of the houses located on the first floor will make the most of the Almerian sun on their spacious terraces. And, those interested in a penthouse also have at their disposal a large exterior space in the form of a top terrace with seaviews that can be accessed from the property. Top terraces also include shower, tap, electricity and television plugs where it is possible to place a barbecue. All types of apartments have parking in the basement. FOUNDATIONS In accordance with the geotechnical survey, a slab structure was chosen to ensure correct seismic performance. STRUCTURE The structure of this development will be constructed by means of metal and concrete pillars, waffle slab on upper floors, porches and terraces and solid slabs on stairs, all complying with current regulations. The plans include construction of a grid-type earthing system. ROOFS The roof is of the flat, trafficable type on solariums with necessary slopes, thermal/acoustic insulation using extruded polystyrene panels, waterproofing using laminated asphalt and finished in stoneware weatherproof tile flooring. Spaces are planned to be finished with gravel to provide locations for air conditioning and solar panels to support the domestic hot water circuit. FAÇADE In the design of this development, we wish to conserve the Andalusian coastal village appearance introduced in phase 1, which has become a benchmark for its integration into the area's landscape and architecture. The development combines rustic-finish white façades with planters and terraces with wood-effect railings, as well as pergolas on walkways and terraces. The façade will consist of a double wall system separated by an air chamber with thermal insulation. The outer face will be rendered with white cement mortar to which will be applied exterior masonry paint. Protruding elements, such as terraces, planters, etc., will be rendered and painted. Planters on the façade will be fully planted and equipped with a community watering system. MASONRY AND INSULATION Separating walls between properties are made of laminated plasterboard on galvanised steel profiles with rock wool soundproofing and sheet metal intermediate separation. The internal partition walls in each property are constructed with laminated plasterboard on galvanized steel profiles, also with rock wool soundproofing. Floors between properties are impact-soundproofed, and on ground floors the floor will have extruded polystyrene insulation. Ceilings will be in laminated plasterboard on galvanized steel profiles throughout each property. The ceiling of the main bathroom - or secondary bathroom, depending on property type - will have a suspended ceiling for the installation and maintenance of the air-conditioning system (optional).











#1	SUPERFICIE S ÚTILES / FLOOR AREA / SURFACES UTILES	700K / 700K / 700K	E0
1, 32	VESTRIBULO - ZAPATERO / HALL - SHOE LOCKER ENTRÉE - PLACARD & CHAUSSURES	1,81 m ²	
2	PASO 1 / CORRIDOR 1 / CIRCULATION 1	1,73 m ²	
6	COCINA / KITCHEN / CUISINE	7,83 m ²	
7	GALERÍA / GALLERY / GALERIE	2,62 m ²	
8	SALÓN COMEDOR / LIVING DINING ROOM / SALON-SALLE À MANGER	28,89 m ²	
9	DORMITORIO 1 / BEDROOM 1 / CHAMBRE 1	11,72 m ²	
10	DORMITORIO 2 / BEDROOM 2 / CHAMBRE 2	8,53 m ²	
12	BANO 1 / BATHROOM 1 / SALLE DE BAINS 1	8,99 m ²	
TOTAL SUP. ÚTILES / TOTAL FLOOR AREA / TOTAL SURFACES UTILES		93,89 m ²	
SUP. CONSTRUCCIÓN INTERIOR / BUILT INTERIOR AREA / SURFACE CONSTRUITE INTERIEUR		79,87 m ²	
16	SUP. CONSTRUCCIÓN PORCHE 1 / BUILT PORCH 1 AREA / SURFACE CONSTRUITE PORCHE 1	17,89 m ²	
TOTAL SUP. CONSTRUCCIÓN PRIVADA / TOTAL BUILT PRIVATE AREA / TOTAL SURFACE CONSTRUITE PRIVATIVE		87,76 m ²	
SUP. CONSTRUCCIÓN TERRAZA DESCUBIERTA / BUILT OPEN TERRACE AREA / SURFACE CONSTRUITE TERRASSE NON COUVERTE		9 - 14 m ²	
SUP. JARDIN (sin pavimento) / GARDEN AREA (non-paved) / SURFACE JARDIN (pavimenté ou-s)		16 - 28 m ²	









Location



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