

Hamptons

INTERNATIONAL



San Juan de los Terreros, Almeria

1 1

£180,000
(€200,000)

Property details



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Key features

- **Build Size 53 m**
- **Plot Size 66 m**
- **Communal Pool**
- **Mains Water**
- **Mains Electric**
- **Telephone Possible**
- **Internet Possible**
- **White Goods Only**
- **Air Conditioning Pre-Installed**

Attributes

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

Description

Mar de Pulpi Fase 9 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. All of the apartments below, located in Bloque 1, are now completed and turn key ready. Each of them has an allocated parking space and apartments 11,29 and 23 also have a trastero. Apt 9 G Beds 1 Baths 1 Build 53m2 Terrace13m2 Garden 34m2 Solarium N 220,000€ Apt 6 G Beds 2 Baths 2 Build 76m2 Terrace 17m2 Garden 27m2 Solarium N 272,000€ Apt 1 G Beds 2 Baths 2 Build 78m2 Terrace 17m2 Garden33m2 Solarium N 289,000€ Apt 11 G Beds 3 Baths 2 Build 93m2 Terrace 21m2 Garden 58m2 Solarium N 307,000€ Apt15 1st Beds 1 Baths 1 Build 53m2 Terrace 13m2 Garden N Solarium N 200,000€ Apt 20 1st Beds 2 Baths 1 Build 53m2 Terrace 13m2 Garden N Solarium N 208,000€ Apt 16 1st Beds 2 Baths 1 Build 59m2 Terrace 13m2 Garden N Solarium N 220,000€ Apt 12 1st Beds 2 Baths 2 Build 78m2 Terrace N Garden N Solarium N 272,000€ Apt 22 1st Beds 3 Baths 2 Build 93m2 Terrace 21m2 Garden N Solarium N 288,000€ Apt 29 2nd Beds 2 Baths 2 Build 80m2 Terrace 17m2 Garden N Solarium Y 296,000€ Apt 23 2nd Beds 2 Baths 2 Build 82m2 Terrace 17m2 Garden N Solarium Y 309,000€

FOUNDATIONS Turnkey Delivery The foundations of the buildings with an underground parking garage will consist of reinforced concrete isolated footings connected with tie beams, together with a reinforced concrete slab. The foundations and structural framework will be certified by an independent, accredited Technical Control Organization (OCT) and will comply with the geotechnical survey recommendations and all current structural regulations. **STRUCTURE** The structural system of the residential development is planned to consist of steel and reinforced concrete columns, waffle slab floors for the residential levels, porches, and terraces, and solid concrete slabs for staircases, all designed in accordance with current building regulations. A grounding (earthing) system is also planned. Where buildings are not constructed above the underground garage, the ground floor will include a ventilated crawl space to provide optimal insulation from the ground. **ROOFING** The roofs are flat. The private solariums will have walkable flat roofs with sloped screed, waterproofing using bituminous membrane, thermal insulation, and an exterior-grade ceramic tile finish. Non-accessible roof areas are designated for the installation of outdoor air-conditioning units and photovoltaic panels. These roofs will include sloped screed, bituminous membrane waterproofing, thermal insulation, and a gravel finish. **FAÇADE** The design of this development aims to preserve the appearance of a traditional Andalusian coastal village established in the first phase, which has become a benchmark for its integration with the surrounding landscape and local architecture. The façades combine rustic white-rendered walls with wood-effect railings on terraces and planters, as well as pergolas over pedestrian walkways and terraces. The façade system consists of a double-wall construction separated by a cavity containing thermal insulation. The exterior wall will be rendered with white cement mortar and finished with weather-resistant exterior paint. Cantilevered elements such as terraces, balconies, and planters will receive the same rendered and painted finish. Some terraces include built-in planters finished to match the façades. These will be delivered fully planted and connected to the communal irrigation system. **MASONRY AND INSULATION** The partition walls between dwellings consist of plasterboard (drywall) mounted on galvanized steel framing, with rock wool acoustic insulation and an intermediate metal separating layer to enhance sound insulation. Internal partition walls within each dwelling are also constructed using plasterboard on galvanized steel framing, incorporating rock wool acoustic insulation. **Flooring** Between Homes The floors between dwellings are equipped with acoustic insulation against impact noise. In addition, the ground floor includes thermal and acoustic insulation in accordance with the requirements of the Spanish Technical Building Code (CTE). **Interior Wall and Ceiling Finishes** The walls are finished with two coats of smooth plastic paint applied over plasterboard (drywall). The entire interior of the home features suspended ceilings made of plasterboard panels fixed to galvanized steel profiles. One bathroom (either the main or secondary bathroom, depending on the layout) has an accessible suspended ceiling for the installation and maintenance of the air conditioning unit (optional). The ceilings are finished with two coats of smooth white plastic paint. **Exterior Flooring and Wall Tiling** Terraces are finished with rustic² porcelain or ceramic tiles suitable for outdoor use, offering high durability and excellent long-term weather resistance. **Interior Flooring and Wall Tiling** The entire home is fitted with ceramic tile flooring. Kitchens feature high-quality ceramic wall tiles. In the bathrooms, the shower area, toilet wall, and washbasin wall are tiled from floor to ceiling. The remaining walls are painted to match the rest of the home. The visible kitchen

backsplash is finished with high-quality ceramic tiles. Exterior Joinery and Glazing All exterior windows and doors are made of PVC with a brown wood-effect finish. They are fitted with double glazing incorporating an air cavity for improved thermal and acoustic performance. Aluminium shutters (Mallorcan-style) are provided with the same finish as the windows. The main entrance door is a reinforced security door, with an exterior finish matching the PVC joinery and an interior finish matching the internal doors. It includes a peephole and a security lock. The door leading to the utility/gallery area is made of white powder-coated aluminium with double glazing. Terrace parapets are finished in the same material as the building façade and topped with prefabricated concrete coping designed to imitate wood. Interior Joinery and Glazing Interior doors have a smooth melamine finish. Built-in wardrobes feature sliding and/or hinged doors finished to match the interior doors. The interiors are lined with textured melamine and include a top storage shelf, hanging rail, and shelving. One side includes a lower shelf to accommodate long garments. Interior storage rooms (where included) have doors fitted with security locks. Plumbing and Drainage Domestic hot water (DHW) is produced by



Kitchen is fully fitted with: Base and wall cabinets



gardens are finished with: Topsoil. Anti-root membrane. A final layer of decorative gravel for an attractive appearance and easy maintenance. Perimeter hedge and mesh fencing (Fax-type). Depending on the property's location, gardens may be: Partially paved, with the remaining area finished in gravel and hedging. Entirely finished in gravel with hedging. The porch features rustic, non-slip flooring. BASEMENT The basement includes: Two vehicle access ramps with automatic remote-controlled entrance gates. Convenient pedestrian access via staircases and lifts from the residential floors in all buildings with basement levels. The basement contains: Parking spaces, with or without adjoining storage rooms. Separate storage units. The garage structure is enclosed with reinforced concrete walls, waterproofed and finished with a power-floated concrete floor. Storage rooms include: A 90 cm wide door. Lock. Natural ventilation through a ventilation grille. The basement complies with all fire safety measures required under current regulations. PARKING The development includes basement levels containing parking spaces, storage rooms, and utility/service rooms. Every home includes one parking space located in the basement beneath Blocks 1, 2, 3, 4, 5, 6, 8, 9, and 10. All parking spaces are pre-installed for electric vehicle charging. SOLARIUM Depending on the property type, homes may include a private rooftop solarium

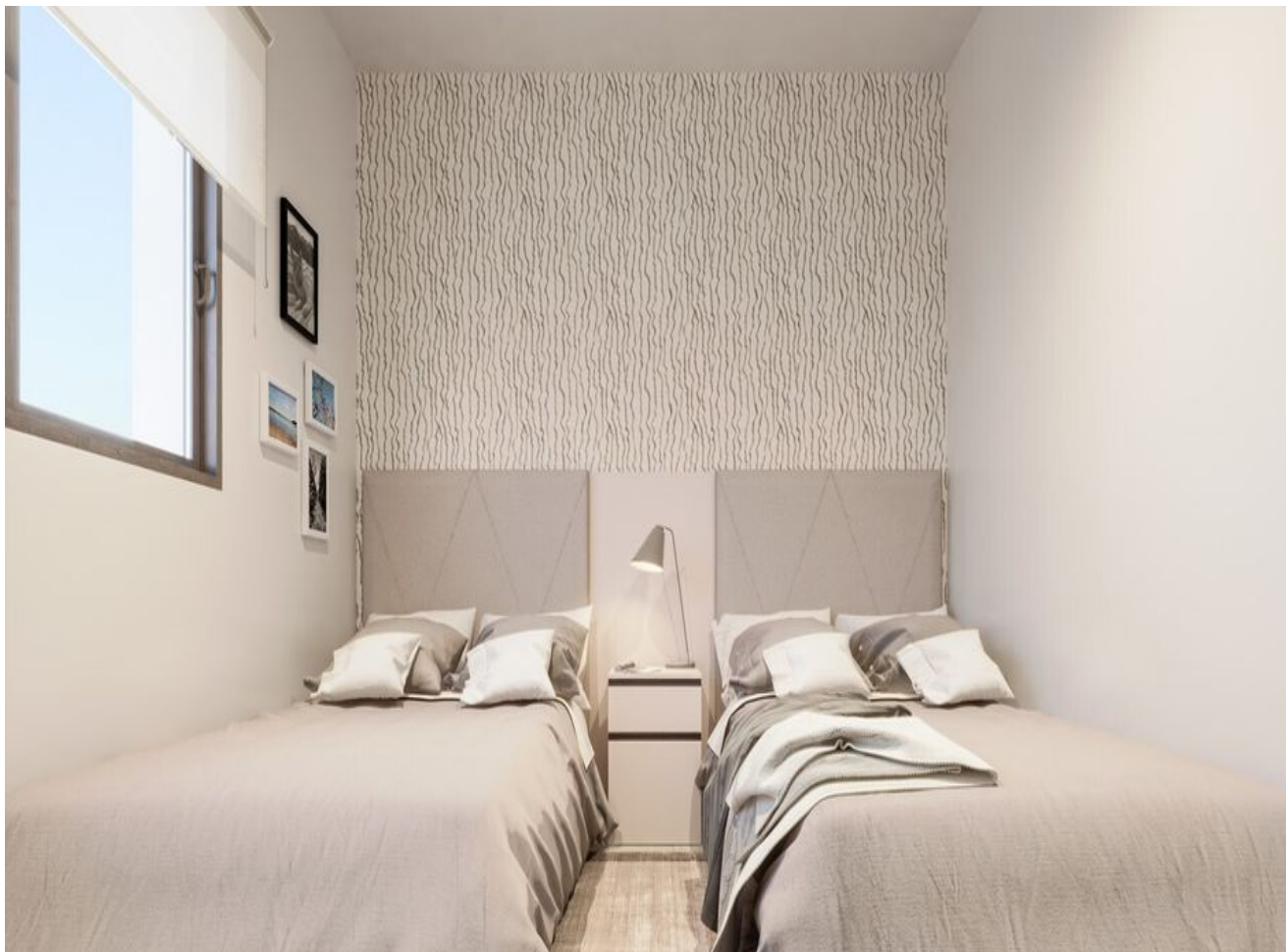
*Prices are subject to change. pound sterling price is converted using Bank of England exchange rates

with direct access from the dwelling via a private staircase. The staircase is covered by a motorized, automated retractable roof system that is acoustically insulated and also provides natural ventilation for the home. Each solarium includes: Shower. Outdoor tap. Electrical power point. Television outlet. Barbecues are permitted provided they do not exceed the height of the solarium's perimeter wall. (The barbecue shown on the plans is for illustrative purposes only and does not form part of the contractual specifications.)

URBANIZATION The residential development consists of 10 buildings arranged to create large interior communal spaces featuring swimming pools, pedestrian plazas, children's play areas, and landscaped gardens. The different areas of the development are connected by a network of pedestrian walkways. To accommodate the natural slope of the site, the paths have gentle gradients to ensure full accessibility and eliminate architectural barriers, all while being surrounded by landscaped vegetation. The gardens will feature a wide variety of plants, including aromatic herbs, flowering ground cover, palm trees, and citrus trees.

lighting, and mailboxes will be located along the exit ramps. The plans indicate the location of the elevators, in accordance with accessibility regulations. The development only, has no PROTECTION regulations. Basic Docu







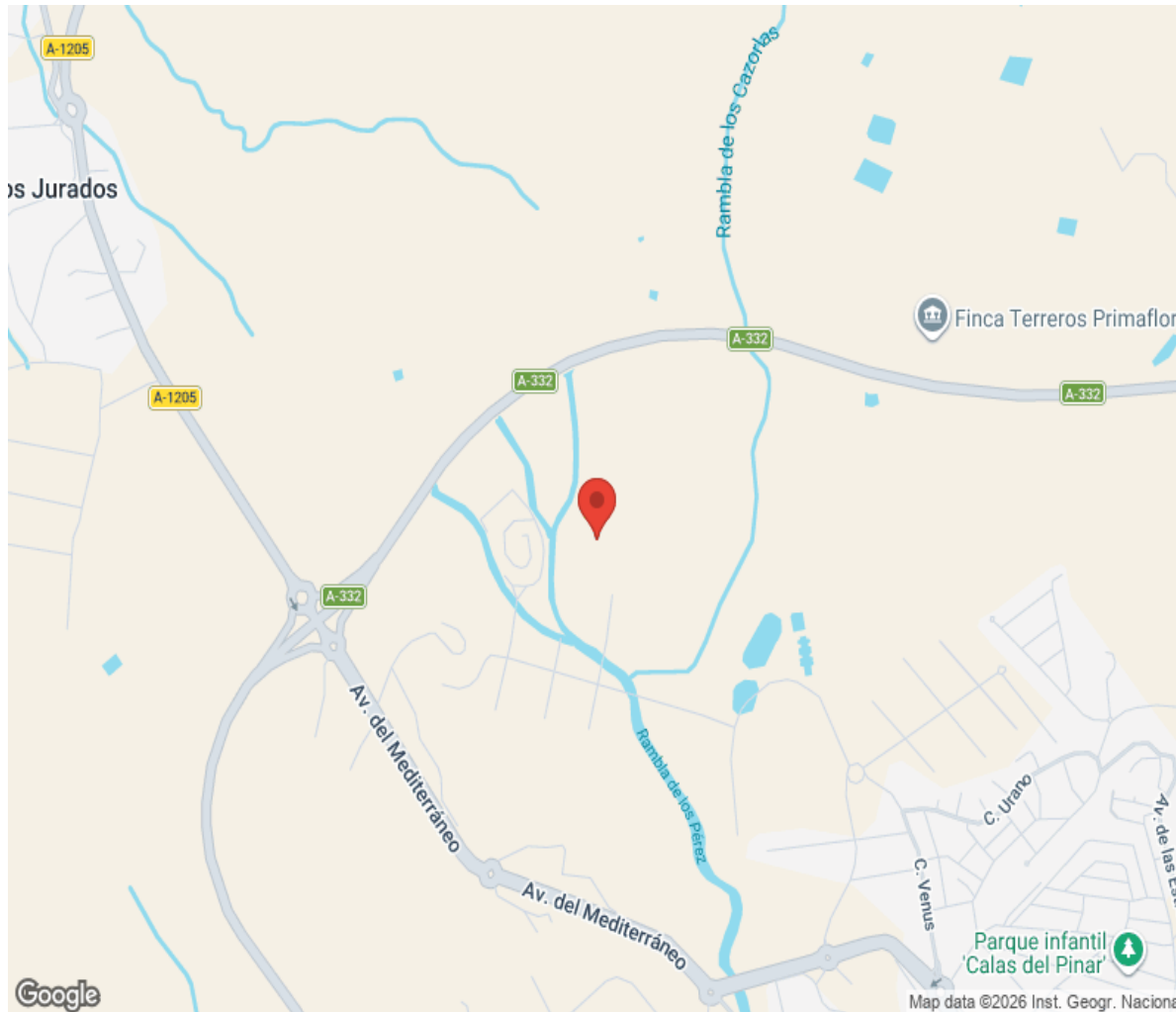








Location



Hamptons

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