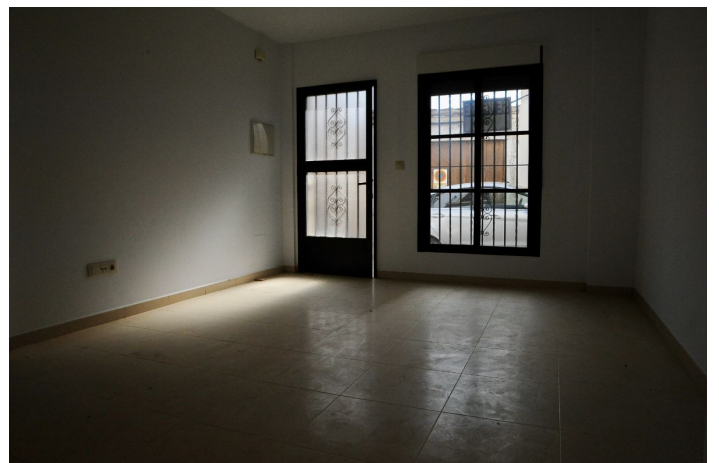




## Apartment for sale in Vélez-Rubio, Vélez-Rubio

105.000 €

Referenz: RS17697    Schlafzimmer: 3    Badezimmer: 4    Grundstücksgröße: 116m<sup>2</sup>    Garten: 116m<sup>2</sup>    Terrasse: 40m<sup>2</sup>





## Inland Almeria, Vélez-Rubio

Charming Renovated Ground-Floor Flat in the Heart of Vélez Rubio Location Vélez Rubio, Almería on the edge of the Sierra María Los Vélez Natural Park. This completely renovated ground-floor flat combines modern comfort, energy-efficient upgrades, and a superb central location. Ideal for couples, retirees, or small families looking for a serene village lifestyle with all essential amenities within walking distance.

**Property Details-**Property Type Apartment / Ground-Floor Flat-Condition Recently completely renovated (like new)-Built Area 116 m<sup>2</sup>-Usable Living Area 116 m<sup>2</sup>-Plot Size 116 m<sup>2</sup>-Terrace 1 private patio/terrace (approx. 40 m<sup>2</sup>)-Orientation South-facing -Floor Ground (Baja)-Parking 1 garage space (shared with only one neighbour)-Bedrooms 3-Primary bedroom with patio views-Second bedroom with patio access-Third bedroom ideal as guest room or home office-Bathrooms 2-Main bathroom with walk-in shower, toilet, and bidet-Second bathroom tucked under the staircase-Toilets 2-Living Room Spacious and bright, with large windows and glass door-Kitchen Independent (pre-installed space for your preferred design)Outdoor Space-Terrace/Patio 40 m<sup>2</sup> of private outdoor area Perfect for morning coffee, container gardening, or relaxing outdoors-Accessible from the bedrooms Great potential for customizing as a lounge, dining area, or play space Heating Individual-Air Conditioning Yes (in living room)-Windows Aluminium frames with double glazing-Shutters Yes manually operated, ideal for keeping out summer heat-Natural Light Excellent throughout, thanks to generous windows and southern exposure-Noise Protection Good insulation and modern windows ensure quiet indoor spaces Garage Access Shared with only one neighbour-Accessibility Ground-floor entry, suitable for all ages and mobility levels-Proximity Walking distance to shops, cafés, health services, and public transport Located right in the centre of Vélez Rubio a vibrant village nestled on the edge of the stunning Sierra María-Los Vélez Natural Park this beautifully renovated ground-floor flat offers both comfort and convenience. With excellent access and a spacious garage shared with just one neighbour, this home is perfect for anyone seeking a peaceful yet central lifestyle.

Step into the bright and airy living room, where large windows and a glass door invite natural light to flood the space. Fitted with air conditioning, aluminium window frames, and double glazing, this room ensures year-round comfort. For extra shade and privacy during the summer months, simply lower the integrated shutters. Just off the living room is a separate kitchen area, providing the perfect space to cook without disturbing the rest of the household. This thoughtful layout keeps the living area clean and clutter-free. At the rear of the flat, you'll find a spacious bathroom complete with a shower, toilet, and bidet. Adjacent to the bathroom is a bedroom overlooking a generous private patio, with access leading directly outside ideal for enjoying quiet mornings or alfresco evenings. Next door, the second bedroom also connects to this inviting outdoor space, while a third bedroom and a second bathroom tucked beneath the stairs add further flexibility and functionality. Whether you're a couple or a small family, this ready-to-move-in home offers comfort, privacy, and a fantastic central location in one of Andalucía's most charming villages.

**Why Choose Vélez Rubio** Vélez Rubio is a thriving yet tranquil Andalusian village offering all modern conveniences, traditional charm, and direct access to the Sierra María Los Vélez Natural Park perfect for hiking, bird watching, and enjoying the outdoors year-round.



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## Eigenschaften:

terrace  
Nuevo  
rooms individually heated

Air Conditioning  
terrace size: 40

Garage  
water heating