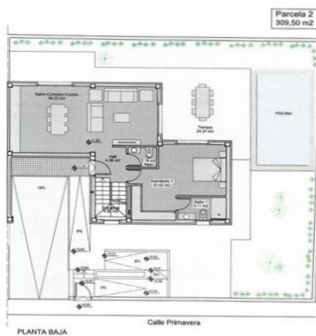




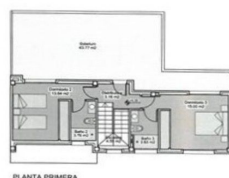
Detached Villa for sale in Mojácar, Mojácar

575 000 €

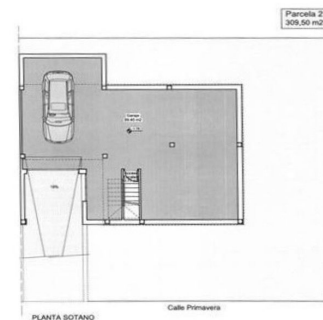
Référence: R5135086 Chambres: 3 Bain: 3 Construite: 253m²



SUPERFICIES ÚTILES Y CONSTRUIDAS		
VIVIENDA 2	UPL. m ²	RAF. m ²
PLANTA SOTANO	100,00 m ²	100,00 m ²
PLANTA BAJA	153,00 m ²	153,00 m ²
PLANTA PRIMERA	100,00 m ²	100,00 m ²
TOTAL SUPERFICIE ÚTIL	253,00 m ²	
TOTAL SUPERFICIE CONSTRUIDA	253,00 m ²	



PROYECTO 111 Ampliación y construcción		
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Inland Almeria, Mojácar

Linked villa of 253m2 with sea views In partnership with our collaborating agent, we can offer a linked villa with sea views of 253 m2 over 3 floors, which is currently under construction and located in the prestigious area of the commercial centre of Mojácar. The property consists of 3 double bedrooms, all en-suite. On the ground floor you have a spacious and bright, open plan living room with integrated kitchen area. Please note that the kitchen is not included within the sale price. This offers access to a great terrace with sea views. On the same level you have the principal bedroom suite with bathroom and dressing room. Via the internal staircase we access the first floor, with a further two bedrooms, both having en-suite bathrooms and access to a large terrace with both sea and mountain views. Returning to the ground floor, there is a further internal staircase leading to the under build of 115m2, providing ample parking for up to three vehicles. Externally, the property boasts a private swimming pool of 3m x 5m, leaving plenty of space for a garden area of your choosing.

QUALITY MEMORIES 06.07.25 FOUNDATION AND STRUCTURE * Foundation and reinforced concrete structure, calculated according to the Seismic Resistance Standard (NCSE-02) According to the Project. **ENCLOSURES AND PARTITIONS** * Exterior enclosure based on 19 cm thermo-clay ceramic blocks, achieving thermal-acoustic insulation. * Interior divisions of house based on double hollow brick of 7 cm according to CTE **ROOFING** *walkable flat roofs and terraces composed of two layers of thermal insulation, formation of slopes, double layer asphalt, geotextile, and tiled of porcelain pieces for exteriors placed on a layer of cement mortar, matte finish and skirting of the same material. Unit price/m2 at 25 euros PVP + IVA. * Non-passable roofs finished with washed aggregated 10cm. **COATINGS – CEILINGS, FLOORING AND TILING** Exterior - Interior - * Externally it will be covered with a mesh and finished with a smooth mortar and painted white. * Interior plaster coating projected on vertical and horizontal walls and paint, colour to choose. • False ceiling with plasterboard in the kitchen to accommodate extractor fan and Lighting Floorings - Porcelain tiles or similar, matte finish and skirting tile of the same material. The stairs will be finished with the same material or similar and will have a handrail of metal. The ground floor terrace next to the living room will have the same flooring as the interior of the house but with non-slip tiles. Unit price/m2 at 25 euros PVP + IVA. Tiling- * Kitchen Porcelain tiles or similar, matt finish. Unit price/m2 at 25 euros PVP + IVA. Bathrooms Full walls to be of porcelain tile pieces or similar, matte finish. Unit price/m2 at 25 euros PVP + IVA. Cloakrooms Half Wall to be porcelain tile pieces or similar, Unit price/m2 at 25 euros PVP + IVA. **THESE QUALITIES CAN BE REPLACED BY OTHER SIMILAR ONES IN THE COURSE OF THE WORK** External - * Aluminium or PVC windows in ANTHRACITE GREY. Persianas with box and slats of aluminium. * Double glazing with chamber (4-6-4) climate type. * DIERRE brand or similar armoured home access door - ANTHRACITE GRAY colour on the outside – white lacquered on the inside - security lock. * Motorized shutters, garage door and pedestrian door from the street. Internal - * Smooth white lacquered interior doors. **THESE QUALITIES CAN BE REPLACED BY OTHER SIMILAR ONES IN THE COURSE OF THE WORK** *Built-in wardrobes with opening doors - white colour with small feature + drawers, and a metal bar. (Final design distribution of the interior of the wardrobes can be chosen by the client) **THESE QUALITIES CAN BE REPLACED BY OTHER SIMILAR ONES IN THE COURSE OF THE WORK** **PLUMBING INSTALLATION AND SANITARY APPLIANCES** * Installation of Water supply in compliance of ruling, connection to the public sewer supply. Delivery of boletín for the client to contract with Galasa. * Sanitary appliances in white vitreous or Similar in quality and price to be chosen by the client. * Chromed mono-control faucet, Grohe type or Similar in quality and price to be chosen by clients. * Hot water tank. * Individual accumulator equipment with solar panels for domestic hot water. (ACS). **THESE QUALITIES CAN BE REPLACED BY OTHER SIMILAR ONES IN THE COURSE OF THE WORK** **ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS** * Electrical installation according to low voltage regulations with boletins in order for the client to contract whichever electrical Company they choose. * Points / sockets for TV, Telephone and data in 3 bedrooms, kitchen + lounge. * Switches and Sockets of first quality type Simon 27 or similar * Installation of exterior lighting for terraces and gardens * Video entrance system * Electrically operated garage door and car access door from street **SWIMMING POOL** – A tiled Private pool of 3m x 6m in length with metal step access Pool shower **AIR CONDITIONING INSTALLATION** * Air conditioning of hot and cold housing through 4 SPLIT machines of the DAIKIN brand, in living dining room, and the three bedrooms. **OPTIONAL EXTRAS** • Make all blinds



and shutters electrically operated • Painting of the basement floor . Finish to garden with white stones and automatic watering system THESE QUALITIES CAN BE REPLACED BY OTHER SIMILAR ONES IN THE COURSE OF THE WORK THE BUILD WILL BE COMPLETED BY SPRING 2026 * 3 floors * Build Size 253 m² * Private Pool * Mains Water * Mains Electric * Telephone Possible * Internet Possible * Disabled Friendly * Private Terrace * Private parking * 2 minutes drive to the beach * 2 minutes drive to the shops



Spécification:

Caractéristiques

Terrasse privée

Piscine

Private

Parking

Private