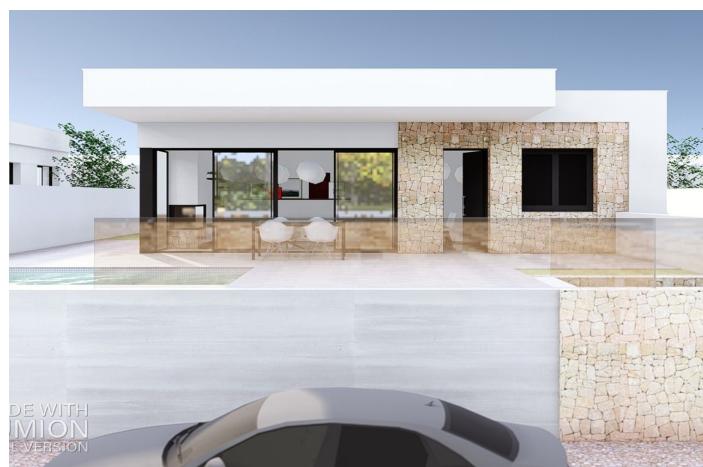




## Detached Villa for sale in Vera, Vera

**398 000 €**

Référence: R4923385 Chambres: 2 Bain: 3 Terrain: 304m<sup>2</sup> Construite: 121m<sup>2</sup>





## Costa Almeria, Vera

In collaboration with our Spanish partners, we have the pleasure to bring you the opportunity to buy a spectacular new build independent villas located in Valle del Este Golf in Vera, an ideal place to live, especially if you enjoy an active, outdoor lifestyle. The area offers a quiet environment, surrounded by nature, ideal for walking and enjoying the sun. The Jacaranda urbanization is one of the newest and most attractive in Valle del Este Golf. It is a private complex that offers a safe and quiet environment, perfect for those looking for a place to live or vacation. The homes have free spaces that allow great flexibility in the design and use of the land, with parking for cars, which adds comfort and facilitates access. Owners can choose to include a private pool or large spa, creating an ideal environment to relax and enjoy. Without a doubt, Jacaranda offers the possibility of creating a personal refuge. The team of architects is available to create a design to your liking, allowing future owners to adapt the home to their needs, with up to 6 bedrooms, gym, guest area, etc. This is especially useful on type X plots, which have specific geometries and require an adapted design, but the same flexibility is also offered on any other plot. AVAILABLE PLOTS- TYPE C AND D HOMES (15,000€ EXTRA FOR COMPLETED KITCHEN) Plot 9 - Type C with pool 398,000€ Plot 10 - Type D with pool 398,000€ Plot 11 - Type C with pool 398,000€ Plot 12 - Type D with pool 398,000€ Type C and D Homes In the Jacaranda urbanization, individual ground floor houses TYPE C and D, option of up to 4 bedrooms.

**FOUNDATION AND STRUCTURE** According to the geotechnical study carried out, a reinforced concrete slab foundation system, suitable for correct structural behavior. The structure will be made using a reinforced concrete structure executed according to current regulations, with 30 / 35cm thickness unidirectional floors with joists in situ. Concrete and steel control tests will be carried out for the QA. Likewise, a Control Body will be designated Technician (OCT) to carry out the control.

**DECK and TERRACES** The roof will be flat, not passable, inverted type finished in gravel, composed of waterproofing, geotextiles, isolation thermal extruded polystyrene of thickness 80 mm and finished in gravel. The formation of chimneys will be with prefabricated pieces. The terraces will be finished in porcelain stoneware.

**WALLS** The vertical enclosure of the housing envelope will be executed by means of a double ceramic brick facing, with an intermediate layer of rock wool 60 mm thick for thermal and acoustic insulation. In dividing walls, located in the exterior divisions between plots, a white split-type concrete block will be used. The interior divisions of the house are made with a 7 cm thick partition of double hollow ceramic brick.

**EXTERIOR FAÇADE** In the avant-garde design of the development as a whole, different finishes and volumes will be combined. Coating with continuous white mineral mortar plaster on facades, flight ceilings and breastplates. In addition, depending on the design, areas will be cladding with natural stone pieces. The termination cores of the roof plinths, as well as the window sills, will be made of natural stone of e: 2 cm. The terrace railings will be made of 8 + 8 mm thick glass

**INTERIOR CARPENTRY. DOORS** Entrance door to the house in anthracite gray color, with an opening leaf, consisting of a frame, a peephole and security locks with 3 anchor points. Interior doors of passage, will be 2.10 m high, in white lacquered finish

**EXTERIOR CARPENTRY AND GLASS** Exterior carpentry made of ALUMINIUM RPT, anthracite gray RAL 7016. STRUGAL series INFINITY 140, . serie INFINITY 140 and S82 hidden window depending on the gap, tilt-and-turn or sliding (thermal bridge break). Thermal aluminum slat blinds at bedrooms. Glazing with solar control, in a composition of 3 + 3/12/3 + 3 mm thicknesses for large elements and 4-16- 4 mm for smaller elements. Not including interior blinds or curtains, or slats or lattices.

**INSTALLATION OF PLUMBING AND PRE-CLIMA** Plumbing network with multilayer pipes, and sanitation network with PVC pipes. Shower trays flush with the floor, made of synthetic resin, white color. Porcelanosa thermostatic shower faucet mod Smart (Porcelanosa). WCs, Porcelanosa brand model Acro Compact. Suspended Screens, accessories, mirrors, and sinks not included. Pre-installation of individual split air conditioning in bedrooms and living room.(Machinery is not included. Extra)

**ELECTRICAL INSTALLATION** General protection box (electrification 5.75 kw) Electronic intercom, composed of an interior color monitor. Installation of digital antenna. Simon 82 Detail white series mechanisms. Switches, plugs, network sockets, TV and fiber access. Round white luminaires (minimum frame) 6w LED, cold light. Dining room pendant lights are not included.

**HOT WATER** For each living house, the domestic hot water (DHW) will be produced by means of an individualized heat pump (Aerothemia) (CTE) with a storage tank.

**PLASTER, CEILINGS AND PAINTS**



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The interior of all the walls will be covered with projected plaster. The finish will be made with ultra-smooth white water-based paint, except kitchen with washable plastic paint. **FLOORS AND TILES.** PORCELANOSA Options Rectified porcelain tile glued with adhesive will be placed in the interior, exterior and bathrooms. See the dossier Porcelanosa Contact us on 950 615 388 to discuss this further or to arrange a viewing of the site. \* Build Size 121 m<sup>2</sup> \* Plot Size 304 m<sup>2</sup> \* Ground floor \* Private Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Air Conditioning \* Central Heating \* Private Terrace \* Private parking \* Golf resort \* 10 minutes drive to the beach \* 5 minutes drive to the shops