



# Almeria Homes



## Villas Pilar - AH-13609

Villa for sale in Lubrin

€199,995 — £167,366

Type: Villa / Detached

Condition: Resale

Bedrooms: 4

Bathrooms: 4

Floor area: 190 m<sup>2</sup>

Land area: 4,843 m<sup>2</sup>

Water: Possible to connect

Electricity: Possible to connect

Telephone: Possible to connect

Furnished: No

Investment opportunity

Fantastic views

2 detached villas

Large plot

Partly urban land

Close to a bar

45 min from the coast

7 min from Lubrin

Explore this unique opportunity to own two detached 2-bedroom, 2-bathroom villas nestled in a sprawling plot of approximately 4,800m<sup>2</sup> in the serene countryside of Lubrin. These properties offer endless possibilities for the savvy investor or homeowner.

Positioned in a picturesque setting with breathtaking mountain vistas, these villas promise unparalleled privacy and tranquility. With part of the land designated as urban, spanning approximately 2,500m<sup>2</sup>, there's potential to develop additional properties after obtaining the correct licenses.

Although the villas have remained unfinished since their construction in 2004, they offer a blank canvas for your vision. Water and electricity connections aren't currently connected but you could have mains water and either mains electric or solar electric, and internet access can be arranged. Each villa presents a spacious living-dining room with access to the garden and space for a fireplace, a generously sized master bedroom with an en-suite shower room, a second guest bedroom, guest bathroom, a large kitchen with garden access (fittings not included). They both also have a small room for storage or to be used as a utility room.

Conveniently located within walking distance of a bar-restaurant and a small hotel, the villas are a mere 7-minute drive from Lubrin town and a 14-minute drive from Sorbas town. For beach enthusiasts, the coastal resorts are a leisurely 45-minute drive away.

Whether you choose to finish one villa for immediate occupancy and renovate the other for resale, urbanize the land for further development, or explore other investment opportunities, the possibilities are boundless. The seller is receptive to suggestions and offers, making this an exceptional investment opportunity in the idyllic Lubrin countryside.

With a total floor area of approx. 190m<sup>2</sup> (94m<sup>2</sup> and 96m<sup>2</sup>) and land area of approx. 4,843m<sup>2</sup>, each villa offers a spacious canvas for your dream home or investment venture. Don't miss out on this chance to realise your aspirations in the heart of Andalusia's stunning landscape.