



# Almeria Homes



## **Villa Sunset - AH-13961**

Villa for sale in Arboleas

€239,995 — £198,620

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 2

Floor area: 140 m<sup>2</sup>

Land area: 600 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Yes

Furnished: Negotiable

Low maintenance

9x4m swimming pool

Approx. 25m<sup>2</sup> garage

Air conditioning

Pellet burner

Off road parking

Stroll from amenities

Exclusively presented by Almeria Homes - Situated in the picturesque region of Arboleas, Almeria, this stunning 3-bedroom detached villa offers the perfect blend of luxury and convenience for those seeking a tranquil Mediterranean lifestyle.

Spread over a generous 600m<sup>2</sup> land area, the property boasts a sleek and modern design across its spacious floor space, ideal for those looking to settle in Spain. The villa's prime location ensures easy access to local amenities, with two popular bar-restaurants and a vibrant weekly market just a short stroll away. For additional convenience, the nearby towns of Albox and Arboleas are easily reachable within 2-3 km.

The outdoor space is an oasis of relaxation, featuring a private pool area with a 9x4m swimming pool surrounded by mature palms and low-maintenance plants. An imprinted concrete surface provides ample seating and sunbathing areas, complemented by an outside kitchen area with BBQ, outdoor shower, covered terrace with a ceiling fan, and direct access into the garage.

Inside, the property exudes comfort and style with a spacious living-dining room bathed in natural light, complete with hot & cold air conditioning, double doors to the pool area and a cozy pellet burner. The modern fully fitted kitchen includes integrated appliances and ample storage space. The master bedroom offers luxury living with double doors to the pool area, an en-suite shower room, fitted wardrobes, and a ceiling fan. Two additional bedrooms provide versatility for family or guests.

This villa caters to exclusive clients seeking premium living spaces for family enjoyment or retirement relaxation in sunny Spain. Additional features include fly screens throughout, double glazing, sliding fly screens on doors, pre-installation for A/C in all bedrooms.

For those dreaming of Mediterranean tranquillity combined with modern comforts - this impeccable villa for sale in Arboleas presents an enticing opportunity for discerning expats looking to embrace Spanish living at its best.

[info@almeriahomes.com](mailto:info@almeriahomes.com)

+34 950 930 259

<https://almeriahomes.com/13961>

Almeria Homes: Avenida América, 20 - Albox 04800