



# Almeria Homes



## **Villa Serenata - VX-14481**

Villa for sale in Puerto del Rey

€510,000 — £441,002

Type: Villa / Detached

Condition: Resale

Bedrooms: 3

Bathrooms: 3

Floor area: 92 m<sup>2</sup>

Land area: 230 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Exclusive area

Sea views

near the beach

Modern Villa

Argentinian style built in BBQ

Great opportunity in Puerto Rey! 3 bed / 3 bath spacious semi/detached southeastern facing Villa set on 2 levels, part of the exclusive Puerto Rey resort and within 200 meters from its sandy beach and a short walk to the Puerto Rey club with its 2 large communal pools, gardens, tennis and football courts, restaurant, etc.

In brief, the property has a freehold plot of 230 mts<sup>2</sup> and the built area of 92.10 mts<sup>2</sup> is distributed between a large living & dining room with a fireplace, toilet and shower, large fully fitted and well equipped kitchen, storage area under the stairs and stairwell leading to the upper level. The 1st floor is comprised of a landing, double bedroom with ensuite bathroom, 2 further double bedrooms and a family bathroom. The property has been fully renovated and is ready to move in.

The ground level is surrounded by terraces and garden. To the front there is a large terrace with an adjustable roof allowing the area to have shade or sun and light in more or less abundance according to how one feel and this area is ideal to chill out and dine al fresco. The covered service area at the back of the kitchen houses the washing machine, the desalination machine and the spare electric water tank. In the back patio between the kitchen and the garden there is a proper South American style built in BBQ and an area for food preparation, an outside shower, etc. The rest of the area on the ground level is divided between the garden and the car port. The upper level has a terrace with sea views, and all the bedrooms also enjoy sea views. The property benefits from micro cement flooring throughout, high ceiling, ducted dual air conditioning system, all bedrooms have built in wardrobes, double glazed windows, design sanitaryware in the bathrooms, solar panel installed in the roof for hot water, and so on.

If you are looking for a comfortable well-designed property set in the exclusive Puerto Rey area of Vera Playa, a short walk to the beach, bars and restaurants, bus stop, etc. then you should view this one without delay. Viewings by appointment only! Please visit our office or contact us by phone or e-mail to organize an appointment. Virtual viewing is also available.