


**Property type :** Detached Villa

**Swimming pool :** No

**House area :** 146 m<sup>2</sup>
**Location :**
**Garden :** Communal

**Plot area :** 725 m<sup>2</sup>
**Bedrooms :** 3

**Airport :** 93 Km

**Bathrooms :** 3


Gymnasium

Discover luxury and elegance in this exclusive complex of newly built villas, one of the most sought after areas of the Almeria Coast. Situated in a privileged position, these villas offer breathtaking views of the Indiana golf course and the majestic mountains that surround the complex. These sophisticated three-bedroom villas combine contemporary design with Mediterranean tradition, creating a home that stands out for its modern lines, spaciousness and the perfect connection between indoor and outdoor spaces. With careful architectural design and top quality materials, these villas offer the perfect setting for relaxation and enjoyment of the Mediterranean lifestyle. Each villa has been designed to maximise natural light, with spacious living areas, shaded terraces and an open plan design that facilitates the integration between indoors and outdoors.

#### OUTDOOR AREAS

The exterior of these villas has been carefully designed to offer maximum comfort and privacy, with a combination of natural materials and modern details: 8m x 4m private swimming pool with direct access from the terrace. Large terraces and private solarium to enjoy the views of the golf course and mountains. Private garden with natural grass, shaded areas and native vegetation. Built-in barbecue on the terrace to enjoy outdoor gatherings.

#### INDOOR AREAS

The interior design reflects a perfect balance between functionality and style, with ample spaces full of natural light and top quality materials: - Open Concept Living-Dining Room: Spacious living area of over 93 m<sup>2</sup> with direct access to the terraces and garden. Large floor to ceiling windows allowing natural light to flood in and offering unobstructed views of the golf course. Finished in neutral tones and natural materials for a warm and welcoming atmosphere. - Fully Fitted Kitchen: Modern design kitchen with top of the range integrated appliances. Stain and scratch resistant Silestone worktops. Designer furniture finished in neutral tones and optimised storage. - Spacious and private bedrooms: Master bedroom with en-suite bathroom, dressing room and direct access to the terrace and pool. Two additional bedrooms with en-suite bathrooms, fitted wardrobes and direct access to the garden or terrace. High quality wood and ceramic finishes for a sophisticated ambience. - Modern Design Bathrooms: En-suite bathrooms equipped with high-end materials. Rain shower with tempered glass shower screen. Bathroom furniture with backlit mirror and designer taps. Underfloor heating system for greater comfort. - Multifunctional ground floor: Games room with customisation options. Cinema room for private entertainment sessions. Private office ideal for working from home. Laundry room

#### COMMON AREAS

These villas are located within a gated complex with security and controlled access, offering access to a range of first class services and amenities: Pool and Relaxation Areas: Private pool and lounge areas with sun loungers. Covered porch and solarium with shaded areas for privacy. Indiana Golf Course: Direct access to the Indiana Golf Course, the only desert golf course in Europe. Clubhouse with restaurant and social areas. High level sports facilities for golfers of all levels. Catering and Leisure: Restaurant and bar with Mediterranean and international cuisine. Chill-out area to enjoy the sunsets. Sport and Wellness: Fully equipped gymnasium. Spa and wellness centre with sauna and Turkish bath. Paddle and tennis courts available for residents. Security and Parking: 24-hour security and restricted access. Private parking for residents.





