



**Property type :** Apartment

**Swimming pool :** Communal

**House area :** 72 m<sup>2</sup>

**Location :**

**Garden :** Communal

**Airport :** 91 Km

**Bedrooms :** 2

**Bathrooms :** 2



Airconditioning



Solarium



Gymnasium

Discover a limited selection of brand new two bedroom flats. These exclusive flats are ready to move into and offer a perfect combination of contemporary design, high quality finishes and a tranquil setting in the heart of Almeria. Situated in a private urbanisation, the flats are designed to reflect the charm of traditional Spanish architecture, with wood and iron details blending harmoniously with a modern and functional style. Surrounded by lush gardens and a communal swimming pool, these flats offer spectacular views of the Indiana golf course and the majestic mountains that surround the complex. Each flat has been designed to maximise natural light and offer spacious and comfortable living spaces, ideal for enjoying life in one of Europe's most exclusive resorts.

### OUTDOOR AREAS

The exterior design of the flats combines traditional materials with a modern approach to offer a perfect balance between aesthetics and functionality: Andalusian style façades with wood and iron details reflecting the Spanish architectural tradition. Private balconies and terraces with panoramic views of the gardens and Indiana golf course. Covered verandas providing shade and privacy, perfect for relaxing outdoors. Private parking space for each property. Private solarium with the possibility of installing an outdoor kitchen or Jacuzzi. The exterior architecture pays homage to the Mediterranean tradition, with a clean-lined design and high quality materials that guarantee an impeccable and long-lasting finish.

### INDOOR AREAS

The interiors of the flats reflect meticulous attention to detail and a commitment to comfort and functionality: - Open plan living-dining room: Spacious and bright living-dining room with double orientation, connecting to two private terraces. Large floor-to-ceiling windows let in natural light and provide unobstructed views. High quality large format porcelain flooring for a stylish and easy to maintain finish. - Open Concept Kitchen: Fully fitted modern kitchen with scratch and stain resistant Compac worktop. Integrated high-end appliances: fridge/freezer, washing machine, ceramic hob, extractor hood and microwave. Functional design with optimised storage and high quality finishes. - Spacious and cosy bedrooms: Two spacious bedrooms with mirrored built-in wardrobes and high quality interior finishes. Master bedroom with en-suite bathroom and direct access to the private terrace. Finished in neutral tones for a warm and relaxing atmosphere. - High-end bathrooms: Equipped with materials and accessories from prestigious brands such as Roca or Porcelanosa. Rain shower with tempered glass shower screen. Bathroom furniture with backlit mirror and modern design taps. - Modern and efficient equipment: Fully installed ducted air conditioning (hot/cold). Double glazing for superior thermal and acoustic insulation. Aerothermal system

### COMMON AREAS

This residential complex has been designed to offer a resort-style living experience, with exclusive facilities and communal areas designed for comfort and leisure: - Communal swimming pool: Adult swimming pool and children's pool surrounded by landscaped areas. Relaxation areas with sun loungers and parasols to enjoy the Mediterranean climate. - Private and Communal Gardens: Green areas with landscaped design inspired by the local vegetation. Pedestrian paths and shaded areas for relaxing. - Sports and Leisure Area: Direct access to the Indiana golf course, the only desert course in Europe. Paddle and tennis courts available for residents. Clubhouse with restaurant, bar and social lounge. Parking and Security Private parking space for residents. The complex with restricted access to the swimming pool and gardens.





