

**Villa**

3 bedrooms

2 bathrooms

 605 m<sup>2</sup> 135 m<sup>2</sup>

Private

**REF: ESP 4000**

## Arboleas

**€269,987**

Off-Plan 3 Bedroom Modern Villa with Luxury Pool for Sale in Arboleas, Almería

This off-plan 3-bedroom modern villa with a luxury 8x4 swimming pool is located in a peaceful and attractive hamlet just outside the popular village of Arboleas, Almería. Construction has already started, with an estimated completion time of 7–8 months.

Arboleas village is a short drive away and offers a full range of amenities including shops, bars, restaurants, medical services, and a weekly street market. A local café/bar is within walking distance, making this an ideal location for both permanent living and holiday use.

### Property & Plot

The villa will be built on a fully walled and gated plot of 605m<sup>2</sup>, featuring:

Luxury 8x4 private swimming pool

Private driveway with parking for several vehicles

Pedestrian access gate

Low-maintenance garden, ready to personalise

### Villa Layout

Finished to a high modern standard using quality materials throughout, the property will comprise:

Spacious south-facing covered porch

Large open-plan lounge and dining area

Modern kitchen not fitted

Modern Family bathroom fully fitted

Three double bedrooms, all with fitted wardrobes

Master bedroom with modern en-suite bathroom fully fitted

### Additional Features

Pre-installation for air conditioning throughout

Beautiful country views and tranquil surroundings

Mains electricity and water connected

Internet available for connection

This modern off-plan villa with swimming pool and A/C pre-installation in Arboleas represents an excellent opportunity to purchase a new-build property in Almería, ideal as a main residence, holiday home, or investment.

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