



## Spacious villa in Huercal Overa with lift and indoor pool



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,150,018.33

### Местоположение

Страна:	Испания
Область:	Андалусия
Город:	Mojacar Pueblo
Добавлено:	22.05.2025
Описание:	

**This spacious villa in Huercal Overa with lift and indoor pool is located a few hundred meters from the lively city center and overlooks a city park. This contemporary designed house has a built surface of approximately 840m<sup>2</sup>, divided over three floors. The generous rooms have large, wall to wall windows. The house bathes in natural light and there are sliding shutters to provide shade when needed. The house has a very comfortable location, within walking distance of restaurants, bars, shops, supermarkets and the regional hospital. The beaches of San Juan de los Terreros are at 20 minutes from the villa.**

### The Villa

You enter the property through an automatic gate. A few steps bring you on the front terrace, where a large pivoting door provides access to the ground-floor of the house, 160cm above street level. An entry hall with large fitted closets gives you access to a sunny open living space of over 160m<sup>2</sup>. The space has large windows with motorised curtains and sliding aluminum blinds on the outside.

The villa is exceptionally well designed and has several elements that divide the space. There are spacious lounges at either side of the entry hall and there is a small garden enclosed with glass walls opposite the hall. It provides even more natural light and at the same time separates the living area from the elevator and the other rooms on this floor.

Left of the mini garden is a sleek, fitted kitchen with cooking island, integrated appliances and a large



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white composite work top with breakfast bar. Behind the kitchen is a pantry and laundry room that opens onto a closed patio.

There is a large dining area between the kitchen and the family lounge. The windows next to the lounge, kitchen and dining area all open to a large terrace with porch, barbecue and al fresco dining area.

Right of the garden is the lift and staircase. Next to the staircase is a second lounge with a double floor height and a gallery with library on the first floor. This lounge has a bar and large fireplace. Also on the ground floor, there is a double bedroom with fitted wardrobes, a nice bathroom with walk-in shower and an office with built-in wardrobes that could also be a spacious fifth bedroom.

The beautiful staircase with glass railing runs in front of immense windows that extend to the ceiling of the house. On the upper floor are 3 bedrooms. There are two spacious double bedrooms with their private bathrooms, fitted wardrobes and access to a terrace. The master suite offers a large bedroom with Jacuzzi, a walk-in closet and a bathroom with shower, a vanity top over the full length of the bathroom and fitted closets.

On the lower floor of the house is the luxurious indoor pool of 12 x 3m, flanked by large glass doors and windows that open onto a sunny and intimate sun bathing terrace on one side and into a games room with gym and a bathroom on the other side. The pool water is partly heated by solar panels and by heat pump. The pool area also has a technical installation that controls and evacuates the air humidity of the pool area.

On the same floor is a garage with automatic door where four cars can easily park and there is a machine room with all technical installations.

## **Exteriors**

The villa is surrounded by sun- and covered terraces on each level of the house. The front terrace faces East and has a lounge area with small palm garden. This terrace continues to the South facade of the house where there is a dining area with BBQ terrace and steps that descend to the sun terrace by the indoor pool.

All bedrooms have access to an outside terrace. There is another terrace at the back of the house with a second entrance from the street behind that gives access to the garage.

## **Water and electricity**

The villa has mains water and electricity.

## **Condition and finishing**

The house is in excellent condition and ready to move in. The house benefits from thermal and solar protection, insulated walls, central heating, double glazed windows, natural ventilation systems, thermal



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solar panels, photovoltaic panels, hot-cold air conditioning, electric entrance gates, terraces with green areas, low maintenance outside spaces, water softener with storage tank and luxury finishes.

## Uses and Potential Uses

This is a property that is designed to combine family, work and living. This beautiful villa with its indoor pool is a must see for anyone who appreciates the benefits of living near a city center of a small Andalusian town just 20 minutes from the beach.

## The Location

The villa stands on a corner plot in the coveted residential area “Noria del Pino” and has a view on a city park. It has a supermarket and trendy restaurants and coffeeshops at 500m from the property.

The Andalusian town of Huercal Overa is the result of the union of two medieval settlements: Huércal and Overa. The town sits between two branches of the Almanzora River. The town has about 20.000 inhabitants, of which 25% are international. It has a lively center with a variety of hotels, restaurants, bars and coffeeshops, several supermarkets, a modern hospital, a theatre, schools, a municipal pool, sports facilities and a leisure centre. On Mondays, a large part of the town is taken over by the weekly market. Huércal Overa is easily accessed from the A7 motorway, near the border with Murcia.

The beaches of San Juan de los Terreros are at 20 minutes from the property. The town of Lorca is also a 20 minute drive. Pulpi and Vera are at 15 minutes. The beaches of Vera, Garrucha and Mojacar are at 25 and 35 minutes from the town.

The closest airport is Almeria about 65 minutes away, while the international airport of Murcia (120 km) is at one hour and fifteen minutes, Alicante airport (175 km) is at one hour and a half.

*The published price includes agency commissions and allows offers.*

*ITP (Impuesto de Transmisiones Patrimoniales) or transmission tax on real estate 7%*

*Notary costs – approx. 1.500 €*

*Land registry – approx. 650 €*

*Lawyer's fees not included.*

*The full documentation of the property is available in our office, according to Decree 218/2005 of 11 October that stipulates de regulation of information for the consumer when purchasing or selling a property in Andalusia.*

## Общие

Спальни: 5  
Ванные комнаты: 4



Готовые кв.м.: 839.21 кв м  
Площадь участка: 690.05 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/XIDB-T175/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XIDB-T175/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mm-8012368

