

NEW DEVELOPMENT · EXCLUSIVE PROPERTY

MIRADOR DE VILLARICOS

TWO TRIPLEX HOMES
WITH SOLARIUM AND SEA VIEWS



VILLARICOS, SEA AND HISTORY

Villaricos is a small fishing village in Cuevas del Almanzora, on the eastern coast of Almería, set between the Sierra Almagrera and the mouth of the River Almanzora.

This is where Baria was founded, one of the most important Phoenician cities in southern Spain. Today, its seafront promenade links the fishing harbour and the marina, lined with restaurants serving fresh fish and rice dishes by the sea.

Mirador de Villaricos is located at Calle Rincón del Pescador, 171, just a few minutes from Vera, Garrucha and Mojácar.

*“A fishing village
with more than
2,500 years
of history.”*



LIVING BY THE MEDITERRANEAN

Mirador de Villaricos is an exclusive development by Indalballana Design: two newly built homes of contemporary design, with sea views.

Each home is laid out over three floors plus a solarium, with three bedrooms, two bathrooms, a private garage with direct access to the home and a spacious roof terrace.

High-quality finishes designed to make the most of the space, the light and the Mediterranean setting.

*“Two homes.
Three storeys.
One solarium
facing the sea.”*



THREE STOREYS PLUS SOLARIUM

00

GROUND FLOOR

Private garage
Separate entrance

01

FIRST FLOOR

Kitchen-lounge
1 bedroom
1 bathroom

02

SECOND FLOOR

2 bedrooms
1 bathroom
Terrace

03

ROOF SOLARIUM

Private solarium
Landing/utility
Sea views

161.42 m²

HOME 1 · BUILT AREA

154.28 m²

HOME 2 · BUILT AREA

	HOME 1	HOME 2
GROUND FLOOR · GARAGE & ENTRY	44.55 m ²	32.77 m ²
FIRST FLOOR	51.88 m ²	54.20 m ²
SECOND FLOOR	51.88 m ²	54.20 m ²
STAIR TOWER · SOLARIUM ACCESS	13.11 m ²	13.11 m ²
TOTAL HOME · EXCLUDING GARAGE	123.83 m ²	130.93 m ²
SOLARIUM · USABLE AREA	35.95 m ²	37.98 m ²





04 · ENTRANCE LEVEL

GROUND FLOOR

Each home has its own enclosed garage, with private access from the street and a direct internal connection to the home, as well as a separate entrance with a private staircase.

This floor also houses a third, independent garage, which is not included in the homes.

HOME 1

GARAGE · 31.26 m²

ENTRANCE · 1.00 m²

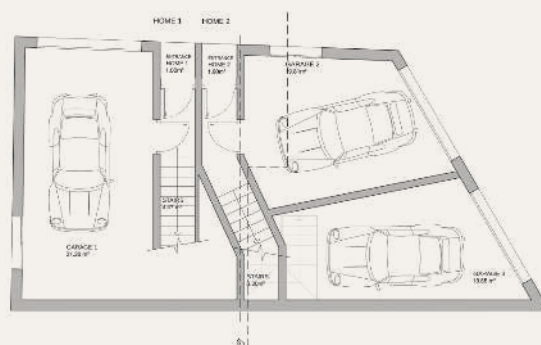
STAIRCASE · 4.47 m²

HOME 2

GARAGE · 19.81 m²

ENTRANCE · 1.00 m²

STAIRCASE · 6.30 m²



GROUND FLOOR · HOME 1



GROUND FLOOR · HOME 2





05 · LIVING AREA

FIRST FLOOR

The first floor brings together daily life: a kitchen open to the living-dining room, with large windows that fill the space with natural light, plus a bedroom and a full bathroom.

HOME 1

KITCHEN-LOUNGE · 24.11 m²

BEDROOM · 10.11 m²

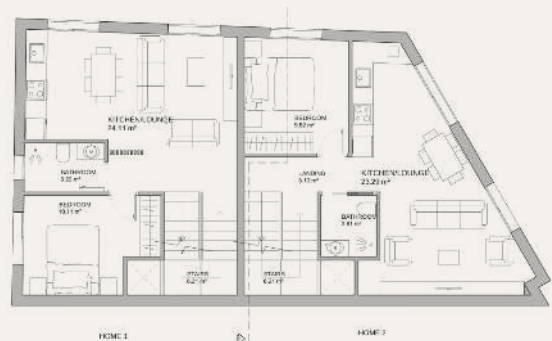
BATHROOM · 3.22 m²

HOME 2

KITCHEN-LOUNGE · 23.29 m²

BEDROOM · 9.82 m²

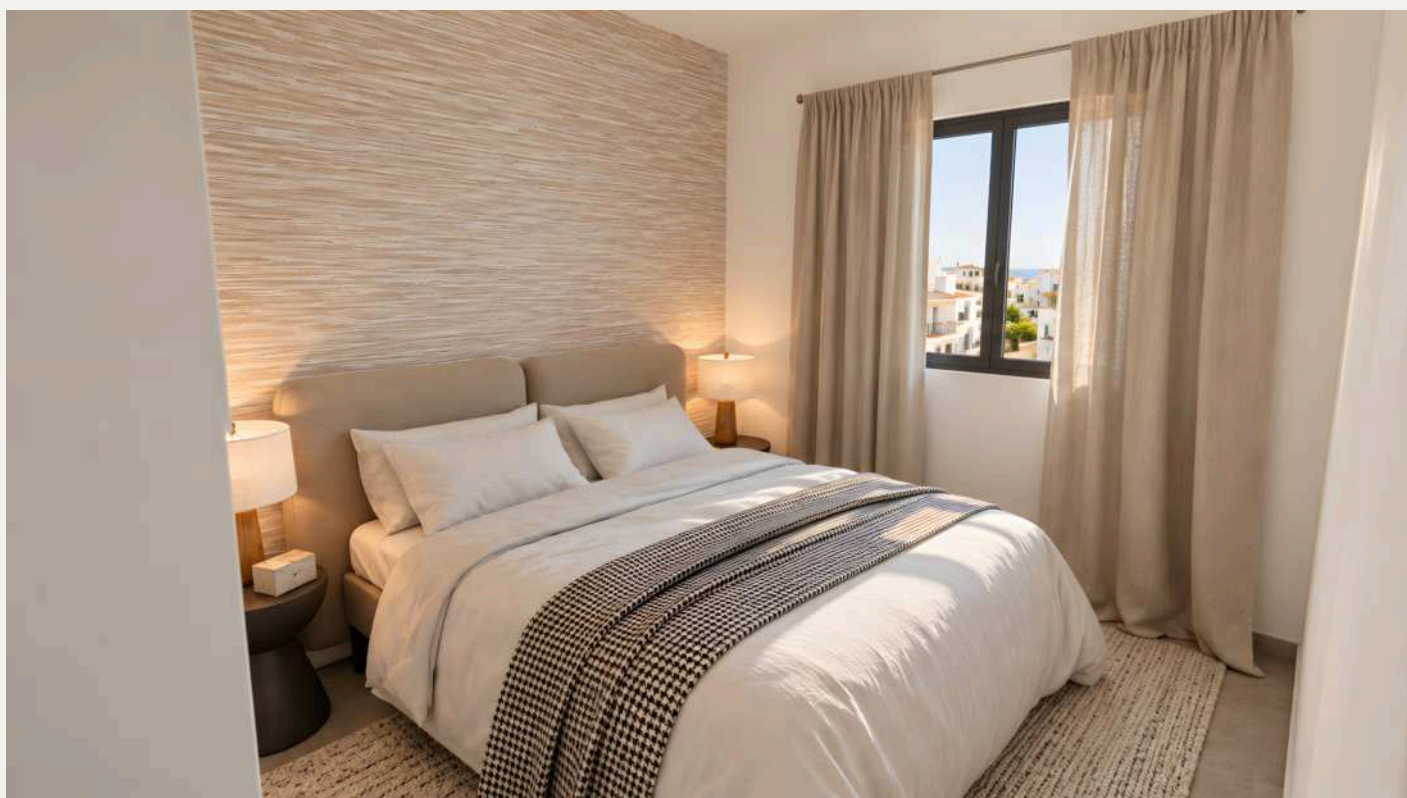
BATHROOM · 2.81 m²



FIRST FLOOR · HOME 1



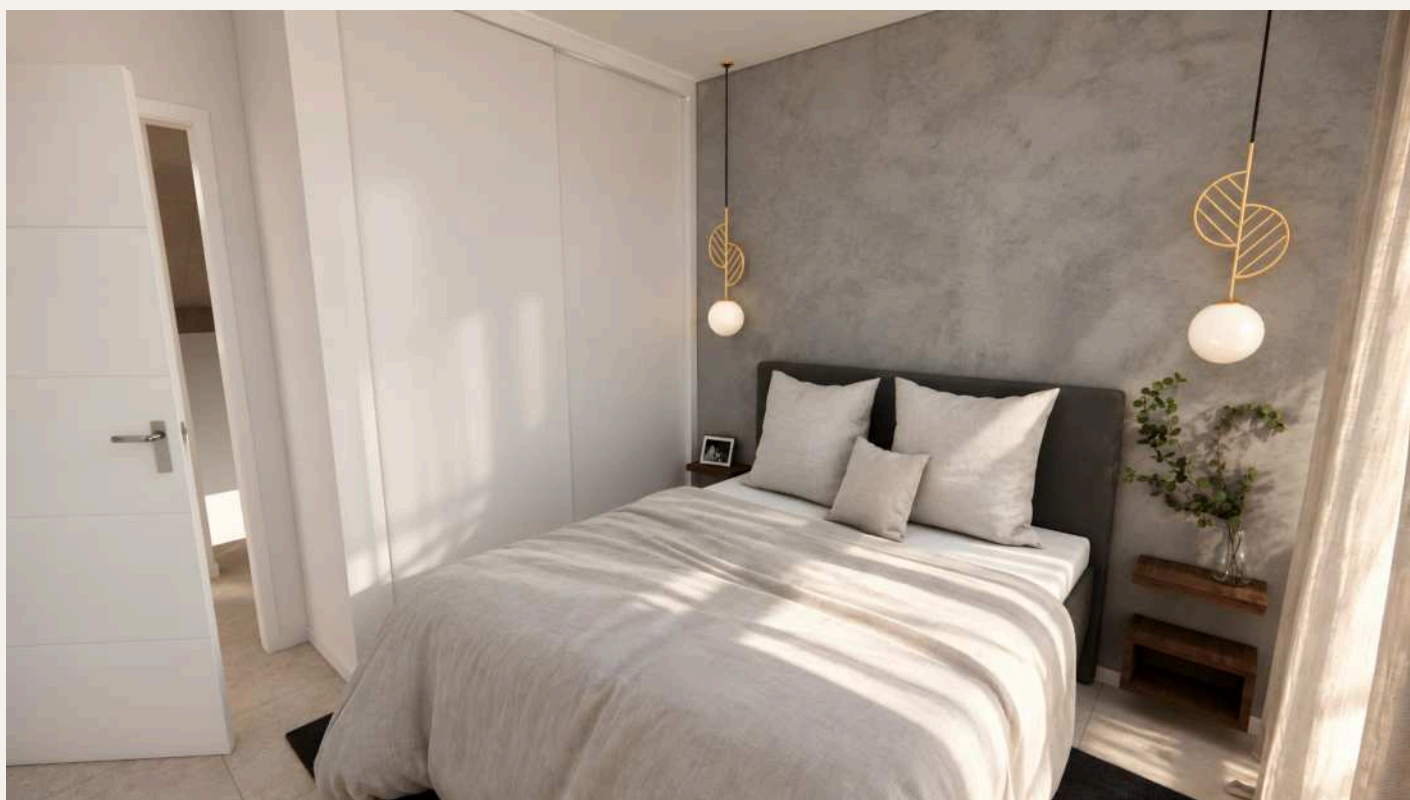
FIRST FLOOR · HOME 1



FIRST FLOOR · HOME 2



FIRST FLOOR · HOME 2

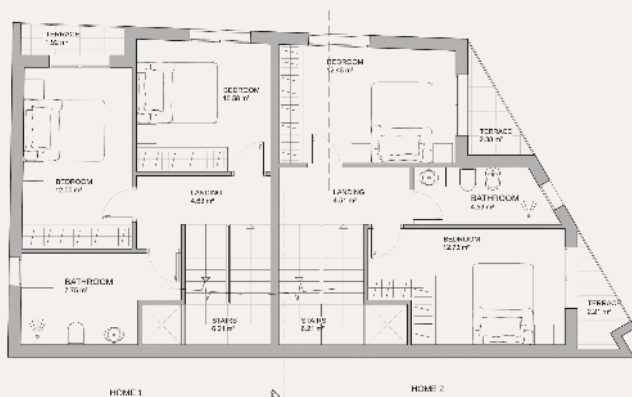




06 · SLEEPING AREA

SECOND FLOOR

The second floor is devoted to rest: two bedrooms, a full bathroom and a terrace, with the private staircase leading up to the solarium.



HOME 1

BEDROOM · 12.00 m²

BEDROOM · 10.58 m²

BATHROOM · 7.75 m²

TERRACE · 1.92 m²

HOME 2

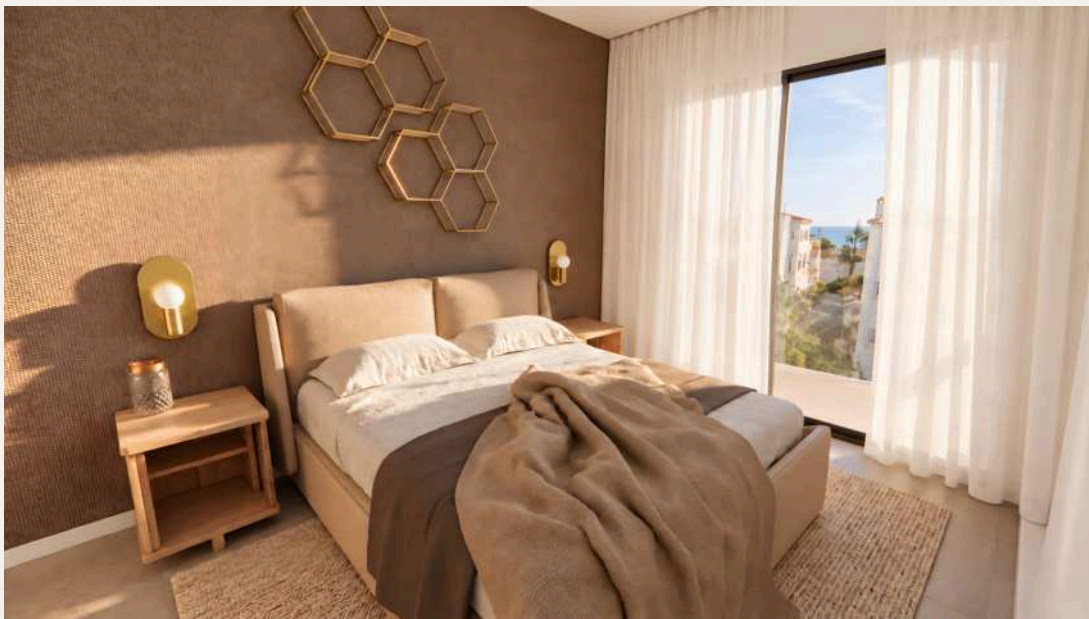
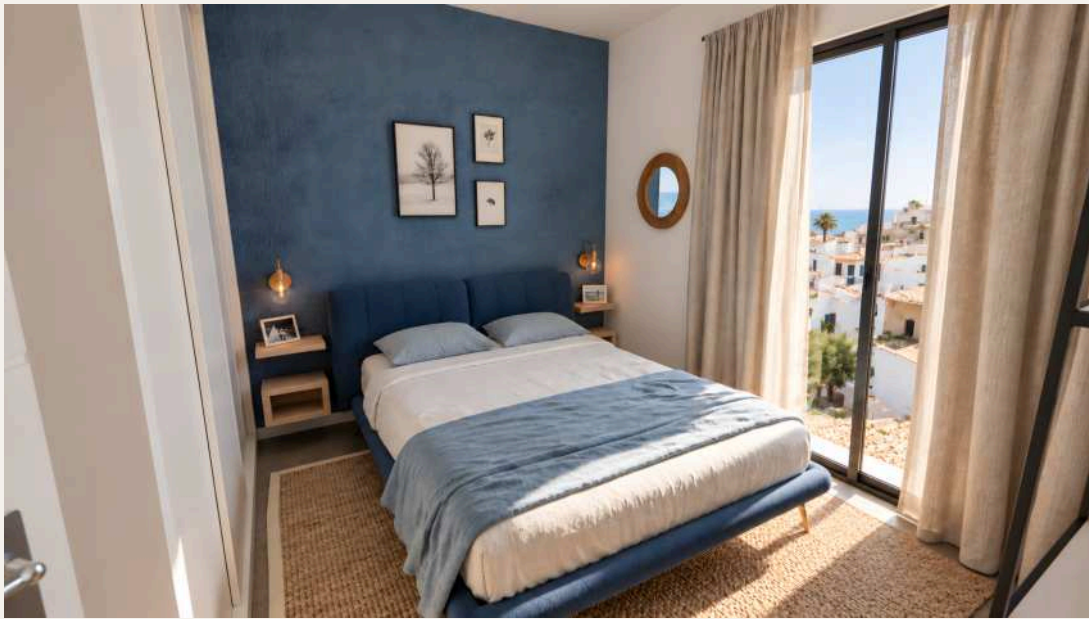
BEDROOM · 12.73 m²

BEDROOM · 12.43 m²

BATHROOM · 4.53 m²

2 TERRACES · 4.59 m²

SECOND FLOOR · HOME 1



SECOND FLOOR · HOME 2





07 · ROOF

SOLARIUM LEVEL

On the roof, each home enjoys a spacious private solarium with views over the Villaricos coastline, the perfect place to enjoy the Mediterranean climate all year round.

Next to the access, a utility area takes care of everyday chores without taking space from the terrace.

HOME 1

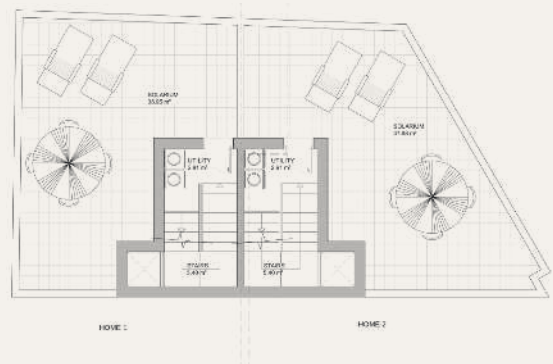
SOLARIUM · 35.95 m²

LANDING/UTILITY · 2.91 m²

HOME 2

SOLARIUM · 37.98 m²

LANDING/UTILITY · 2.91 m²

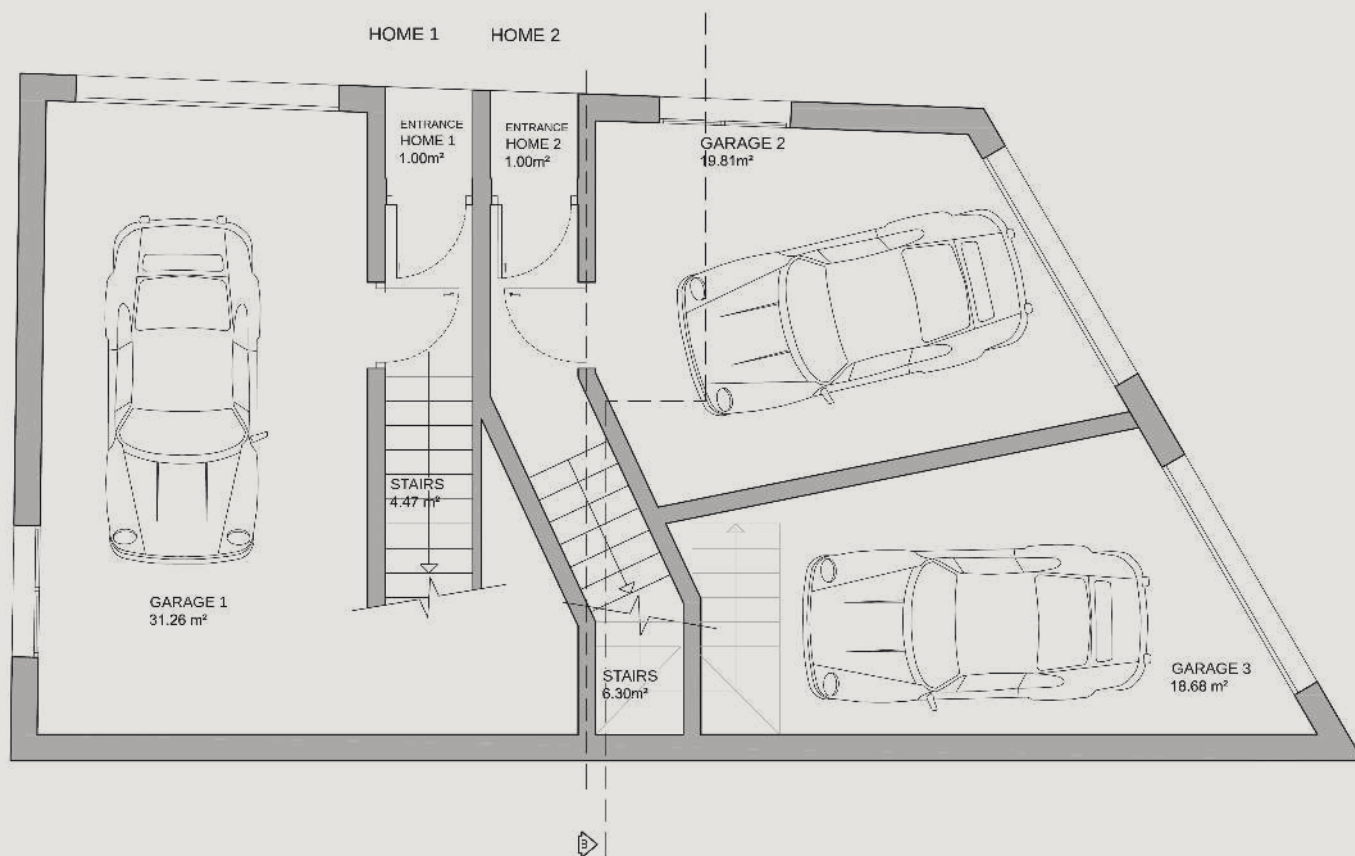


SOLARIUM · HOME 1



SOLARIUM · HOME 2





08 · FLOOR PLANS

GROUND FLOOR

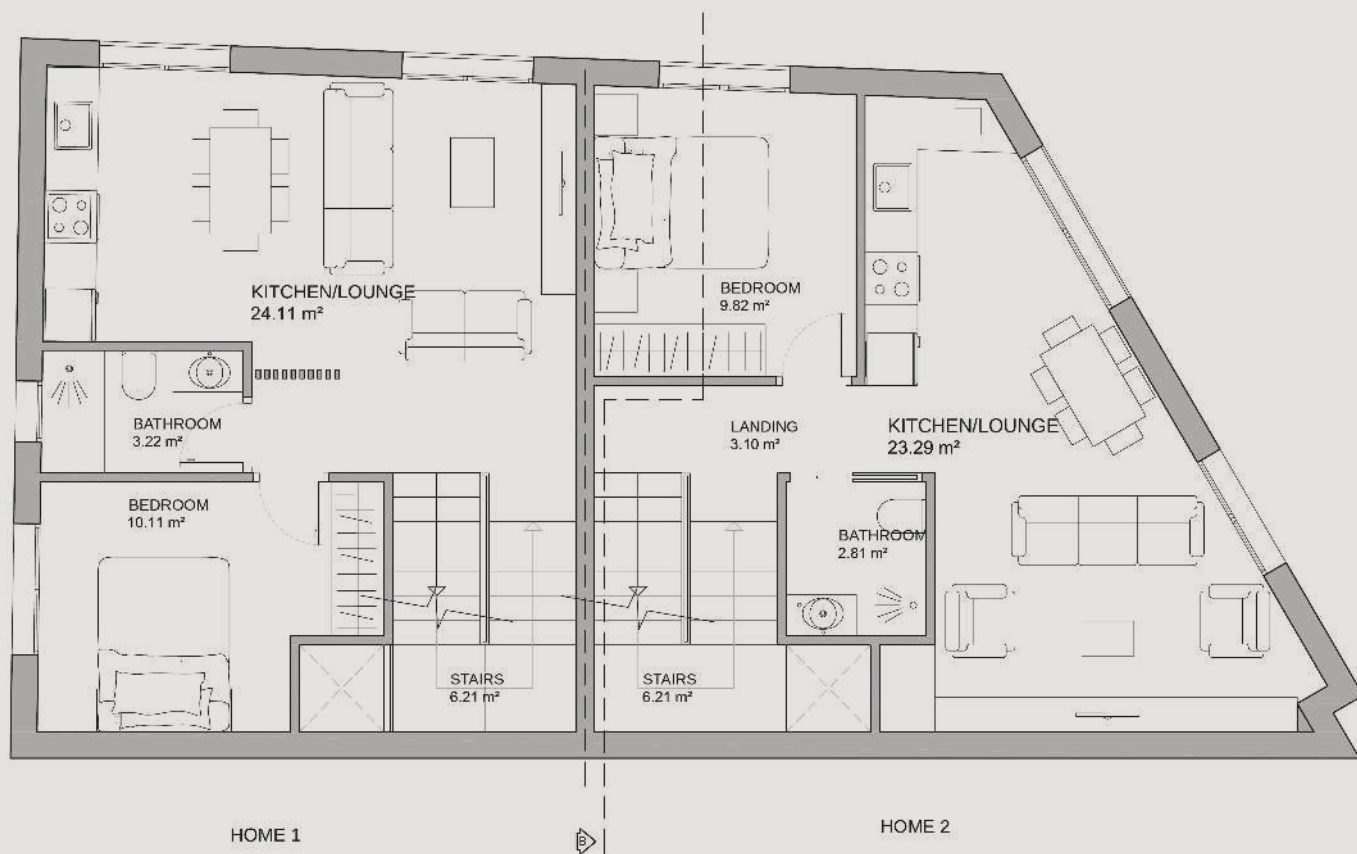
Usable floor area per room. Garage 3 (18.65 m² usable) is independent and is not included in either home.

HOME 1

GARAGE · 31.26 m²
 ENTRANCE · 1.00 m²
 STAIRCASE · 4.47 m²

HOME 2

GARAGE · 19.81 m²
 ENTRANCE · 1.00 m²
 STAIRCASE · 6.30 m²



08 · FLOOR PLANS

FIRST FLOOR

Usable floor area per room for each home.

HOME 1

KITCHEN-LOUNGE · 24.11 m²

BEDROOM · 10.11 m²

BATHROOM · 3.22 m²

STAIRCASE · 6.21 m²

HOME 2

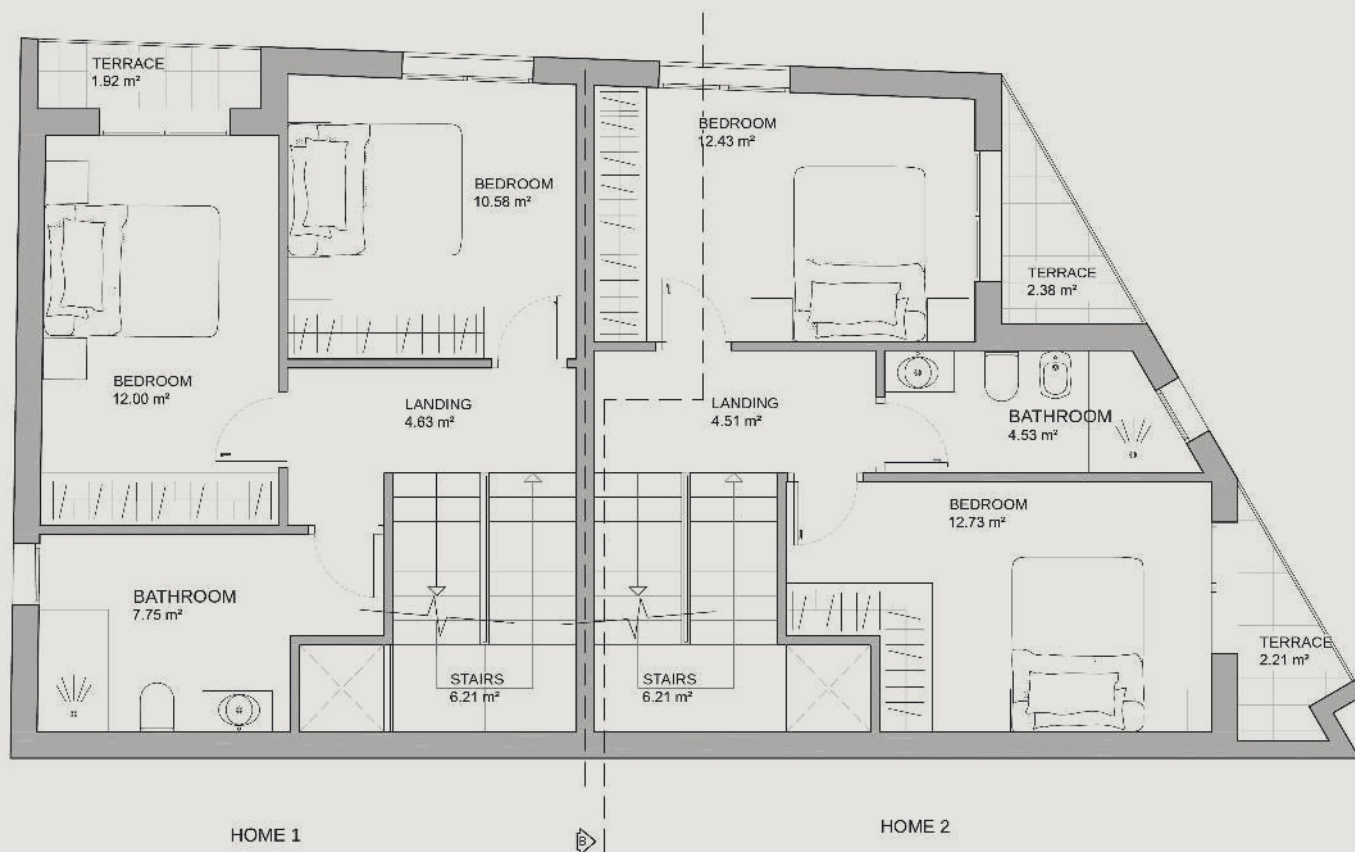
KITCHEN-LOUNGE · 23.29 m²

BEDROOM · 9.82 m²

BATHROOM · 2.81 m²

LANDING · 3.10 m²

STAIRCASE · 6.21 m²



08 · FLOOR PLANS

SECOND FLOOR

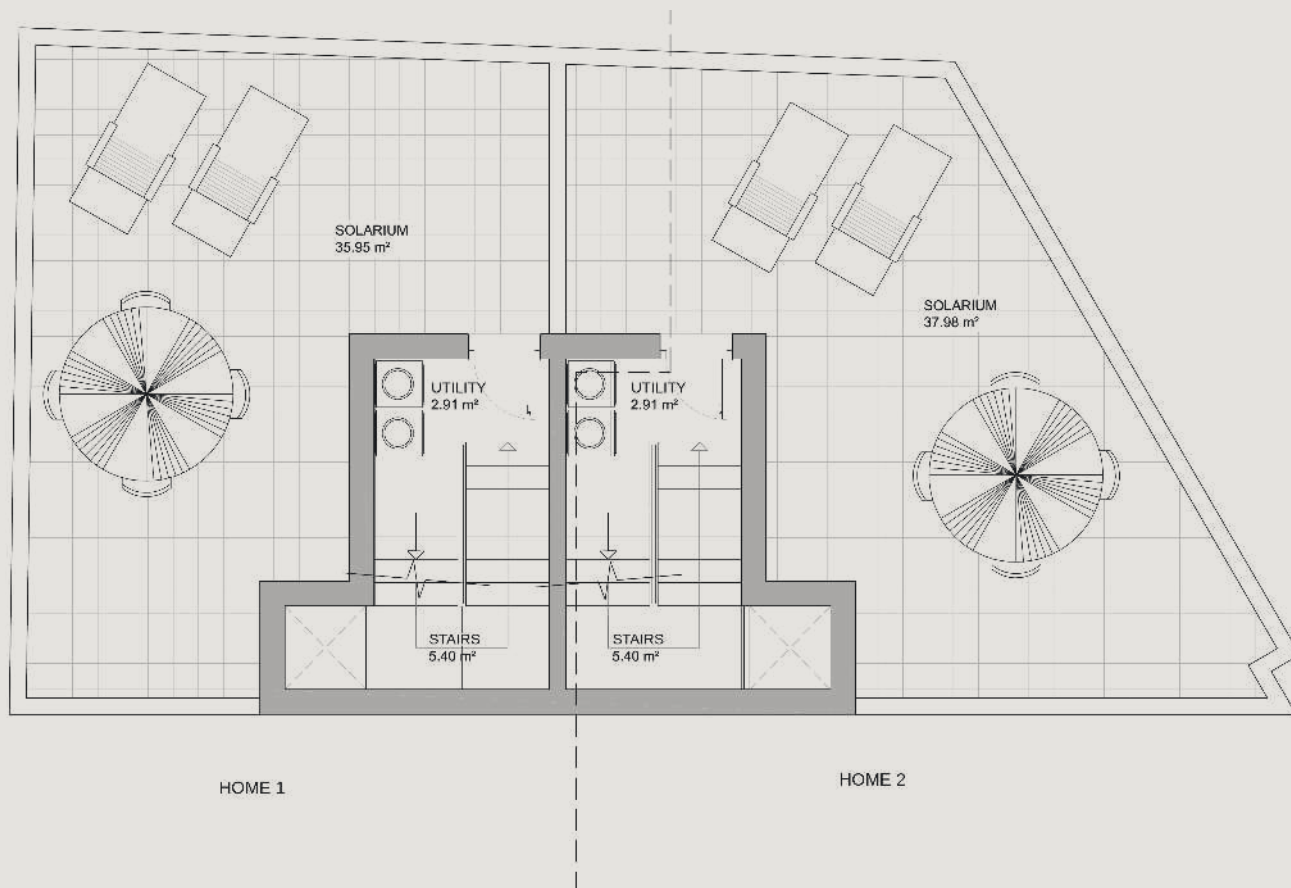
Usable floor area per room for each home.

HOME 1

BEDROOM	·	12.00 m ²
BEDROOM	·	10.58 m ²
BATHROOM	·	7.75 m ²
LANDING	·	4.63 m ²
TERRACE	·	1.92 m ²
STAIRCASE	·	6.21 m ²

HOME 2

BEDROOM	·	12.73 m ²
BEDROOM	·	12.43 m ²
BATHROOM	·	4.53 m ²
LANDING	·	4.51 m ²
TERRACE	·	2.38 m ²
TERRACE	·	2.21 m ²
STAIRCASE	·	6.21 m ²



08 · FLOOR PLANS

SOLARIUM LEVEL

Usable floor area per room for each home.

HOME 1

SOLARIUM · 35.95 m²

LANDING/UTILITY · 2.91 m²

STAIRCASE · 5.40 m²

HOME 2

SOLARIUM · 37.98 m²

LANDING/UTILITY · 2.91 m²

STAIRCASE · 5.40 m²

FIRST-CLASS SPECIFICATIONS

ROOF

Flat, accessible roof finished in ceramic stoneware tiles.

Access to the roof via the internal staircase.

FAÇADE

14 cm perforated brick walls with an air cavity and 8 cm insulation.

Internal lining in double plasterboard.

Single-coat render finish with sections of porcelain cladding.

Window sills and wall copings in marble or porcelain stoneware.

FLOORS AND WALLS

Porcelain stoneware floors (30×30 to 90×90) or floating timber flooring.

Porcelain stoneware in the garage.

Stair treads in porcelain stoneware or timber.

Bathrooms tiled in 120×60 porcelain stoneware.

Plasterboard false ceilings.

Ceramic tiles at a reference price of €25/m² (RRP).

EXTERNAL JOINERY

Series 75 extruded aluminium with thermal break.

Glazing as shown on the joinery plan.

External balustrade in Stadip laminated safety glass.

Motorised sectional aluminium garage door.

FINISHES AND FITTINGS

INTERNAL JOINERY

Security front door with three-point locking.

Top-quality steamed beech internal doors.

Beech joinery and woodwork.

Metal internal balustrade.

BATHROOMS

Ramón Soler sanitaryware and taps.

Roca shower trays.

Royo-Kasandra bathroom furniture and shower screens.

SERVICES

Niessen switches and sockets, Sky and Zenit series.

LED lighting inside and out.

Telephone and TV/FM points, with pre-installation for a satellite dish.

Ducted air-conditioning pre-installation in fibreglass ducts, with supply and return grilles.

NOT INCLUDED

Kitchen units: design and quotation according to plan.



PRICE AND PAYMENT TERMS

PRICE PER HOME

From
€295,000

+ taxes

BUILD TIMESCALE

Works begin once planning permission is granted, based on the architect-approved project agreed with the buyer.

Maximum build time: one year.

On completion, the first occupation licence is obtained so the deeds can be signed and utilities connected.

PAYMENT SCHEDULE

5%

PAYMENT 1

On signing the purchase contract

20%

PAYMENT 2

On commencement of works

20%

PAYMENT 3

On completion of the structure

20%

PAYMENT 4

On completion of the external walls and roof

15%

PAYMENT 5

On completion of floor and wall tiling

10%

PAYMENT 6

On completion of the timber and aluminium joinery

10%

PAYMENT 7

On signing the title deeds



INDAL BALLANA
DESIGN

MIRADOR DE VILLARICOS

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+34 644 444 334

WWW.INDALBALLANA.COM



VILLARICOS · ALMERÍA