

Beach-House right on the shore of the sea with pool on the terrace

Spanien Costa Tropical – Los Yesos (Granada)



The house is located at the entrance of Los Yesos, a small quiet village in between the bigger towns Motril and Adra. Los Yesos is part of the province „Granada“, inhabitants are mostly Spanish people, only about 85 inhabitants.

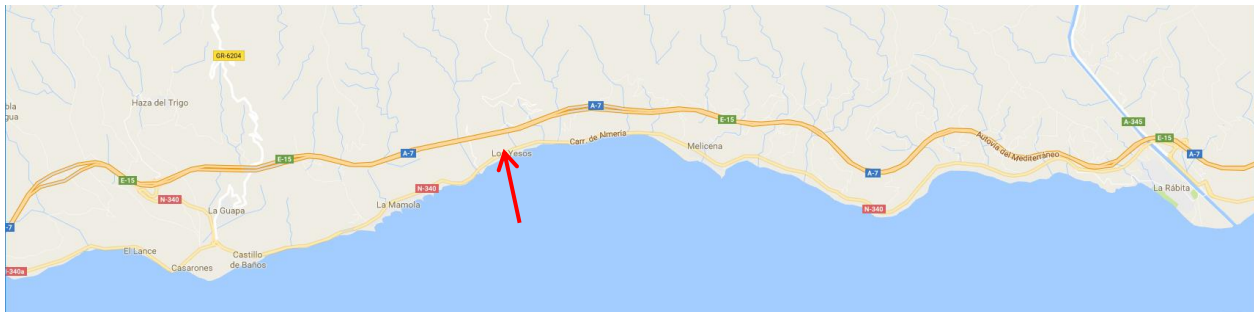
Nevertheless Los Yesos is alive in its Spanish way:

- The „association Los Yesos“ takes care that the promenade and the beach are tidy and organize several regional and own feasts.
- The village itself offers no possibility for shopping. But in only a half mile distance the village „La Mamola“ offers best shopping places, a branch bank and lots of restaurants.
In Los Yesos – like a ritual – every morning the colonial seller and fisher pass by car and offer their goods
- The mainly Spanish neighborhood is open-minded, friendly and cordial.

Position



Los Yesos is located at the Costa Tropical, between Malaga (142km) and Almeria (81km). Die following big towns are Motril (30km), Adra (23km) and Granada (86km).



Ever since the freeway high above the cliff line has been opened in 2014 there is hardly any traffic on the coast street. And so is very quiet. Los Yesos is part of the community Sorvilan.



Description of the house

The very highlight is the terrace with roof and the room behind (with air conditioning cool/heat) with big sliding windows. Beside that terrace is located an outdoor cooking space (Gas Grill, 2 hot plates ceramic cooking stove, refrigerator and sink), a shower and toilet room. From here you climb the stairs to terrace behind with pool with glass wall and view onto the sea. Large area for reclining seats. And for sun worshipers there is another terrace on the roof of the terrace room, including stores for shading if necessary.

The back part of the house (located out of the coast protection area) was braked off in autumn 2015 and replaced by a new building (planned by architect Rafale Peralta from Salobrena und project leader Jose Mariá Tirado Acebes from La Herradura).

In this new building would be formed in the ground floor two modern bedrooms and above on the ancient terrace was arisen a terrific pool (6m by 2.6m und 1.5m depth), the front wall with glass partition. This pool has a strong counter flow installation and a pool control technique with internet access which allows remote monitoring of the water quality, temperature and solar plant. There is a mobile pool robot and magic occurs with an atmospheric pool lightening and burbling fountain.

In connection with the new building within the whole floor covering was exchanged – except for the marble floor in the living room – the seaward terrace was renewed completely and a large high-grade and high-quality kitchen installed, with noble white cupboards and black artificial marble worktops and lots of stowage. Electric installations have been renewed completely. Hereby – wherever it was possible – the Moorish charm of the building was preserved.

A new solar energy plant with 4 collectors provides the house with warm water. In addition it may emit excess warmth to the pool or to the radiators in the new bedrooms. For the colder seasons on the ground floor there is a Pellet stove which heats up the storage unit of the solar plant.

Telephone access with ADSL-Router for Internet and if requested „TV over Internet“ are installed and WLAN works perfectly in the whole house.

The house has both a seaward entrance and one from the backside (blind alley with parking space for at least two vehicles)

Entering the house from the seaside one steps into a terrific entrance hall with marble floor and reading armchairs, right-hand a splendid bathing room. Through two arcades one gets to the lounge. Right-hand is the very large kitchen with modern comfort (with air conditioning cool/heat). In this area is also located the staircase to the upper floor with the seaward room and the roof terrace.

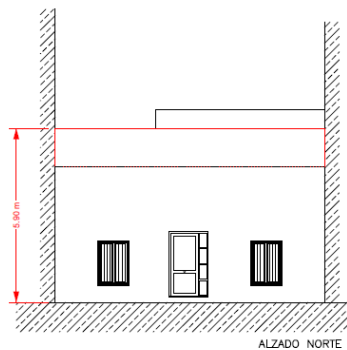
Over two stair steps one gets from the lounge to the other four rooms: right-hand the first bedroom (with air conditioning cool/heat), left-hand workshop/office. In the new building right-hand the bedroom of the owner, left-hand guest bedroom (both with ceiling ventilator switchable for winter/summer and in addition radiator for heating).

The house is to be sold with furniture, inclusive kitchen crockery, Nespresso-coffeemaker and electric kettle, stereo in the terrace room and the most important workshop equipment. All illuminants are LED based.

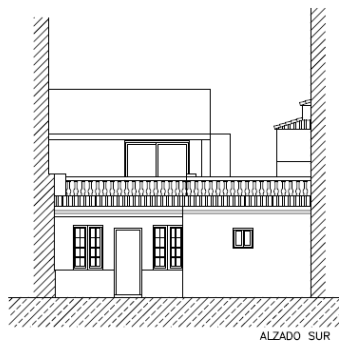
The house is reliably controlled, ventilated and supervised weekly by our local English and Spanish speaking British person of trust.

Whoever likes to enjoy listening to the wave braking within heavenly calm and high comfort and whoever likes to enjoy on the seaward terrace the sea at any weather condition right on the doorstep or organize splendid pool parties for guests may have here his dream come true.

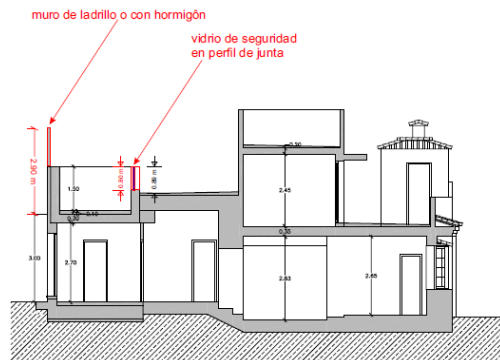
Plans and ground plots



ALZADO NORTE



ALZADO SUR



SECCIÓN LONGITUDINAL

| | |
|----------|---|
| PROYECTO | ADAPTACION DE VIVIENDA Y CONSTRUCCIÓN DE PISCINA EN CN-340, n°5 – LOS YESOS, SORVILÁN (GRANADA) |
| PROMOTOR | RENE BERCHTEN MODIFICACIÓN DEFINITIVO 12.Oct.2015 |

| | |
|--------|--------------|
| REF. | 14 RB 01 |
| FECHA | AGO 15 |
| ESCALA | 1/100 |
| PROY. | BÁS. Y EJEC. |

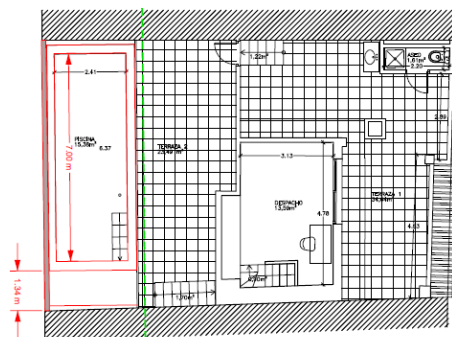
ESTADO REFORMADO
ALZADOS Y SECCIÓN

PLANO

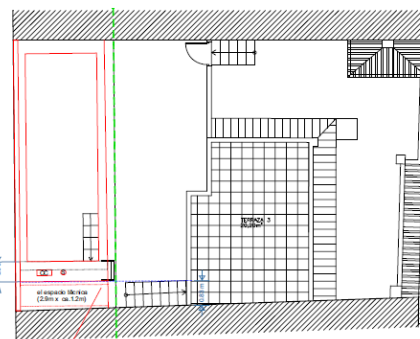
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RAFAEL PERALTA VELASCO, Arquitecto

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PLANTA ALTA

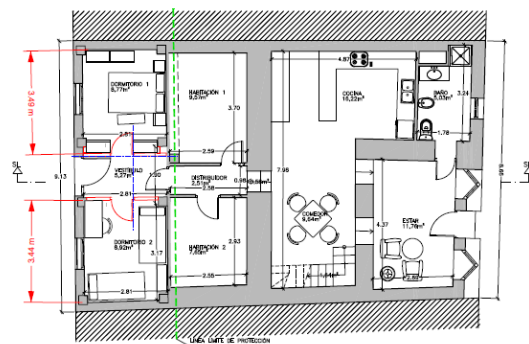


PLANTA CUBIERTA



planificación detallada

| PLANTA | SUP. UTIL | SUP. CONST. |
|---------|-----------------------|-----------------------|
| BAJA | 87,56 m ² | 122,07 m ² |
| PRIMERA | 16,10 m ² | 25,36 m ² |
| TOTAL | 103,66 m ² | 147,43 m ² |



PLANTA BAJA

| | |
|----------|---|
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| | |
|--------|--------------|
| REF. | 14 RB 01 |
| FECHA | AGO 15 |
| ESCALA | 1/100 |
| PASE | BAS. Y EJEC. |

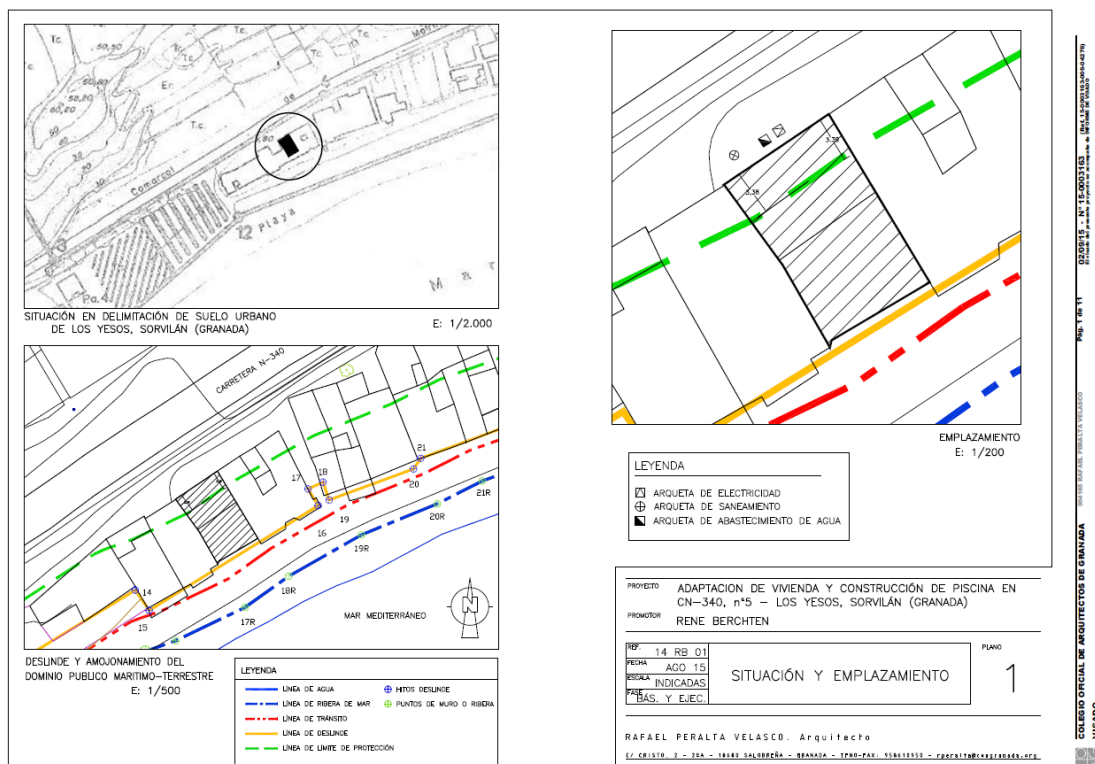
ESTADO REFORMADO
DISTRIBUCIÓN,
COTAS Y SUPERFICIES

PLANO

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All kind of reconstruction/changes have been allotted officially and registered officially.

Viewing

Anytime possible. You will be accompanied by our person of trust Mrs. Joana Van Geersdaele (English and Spanish)

Please contact for an appointment:

- Mr. Rene Berchten, +41 79 4236260 (German/English) rberchten@bluewin.ch
- Ms. Jeanine Ariana, +41 79 404 50 65 (English/German/French/Italian/Farsi/Latin ☺), aryana@bluewin.ch
- Ms. Joana Van Geersdaele +34 660 74 69 42 (inglés / español)

Acquisition transaction

The house is viewed and sold as described.

Lawyer support, advice and information about and acquisition transaction is offered by the very competent and reliable lawyer

Mrs. Carolina Martin

ACTIO Solicitors

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Also after the change of possession this law firm will execute each fiscal or judicial concern of the owner with fair play fees.







