VEGA SOL
RESIDENCIAL



PHASE I · VEGA DE ACÁ, ALMERÍA

Single-family homes with basement, patio and rooftop solarium

Four homes over four floors, 500 m from the beach, with three bedrooms, a private garage and a basement you design to suit you.

C/ REINO UNIDO · SECTOR 9 · VEGA DE ACÁ · ALMERÍA

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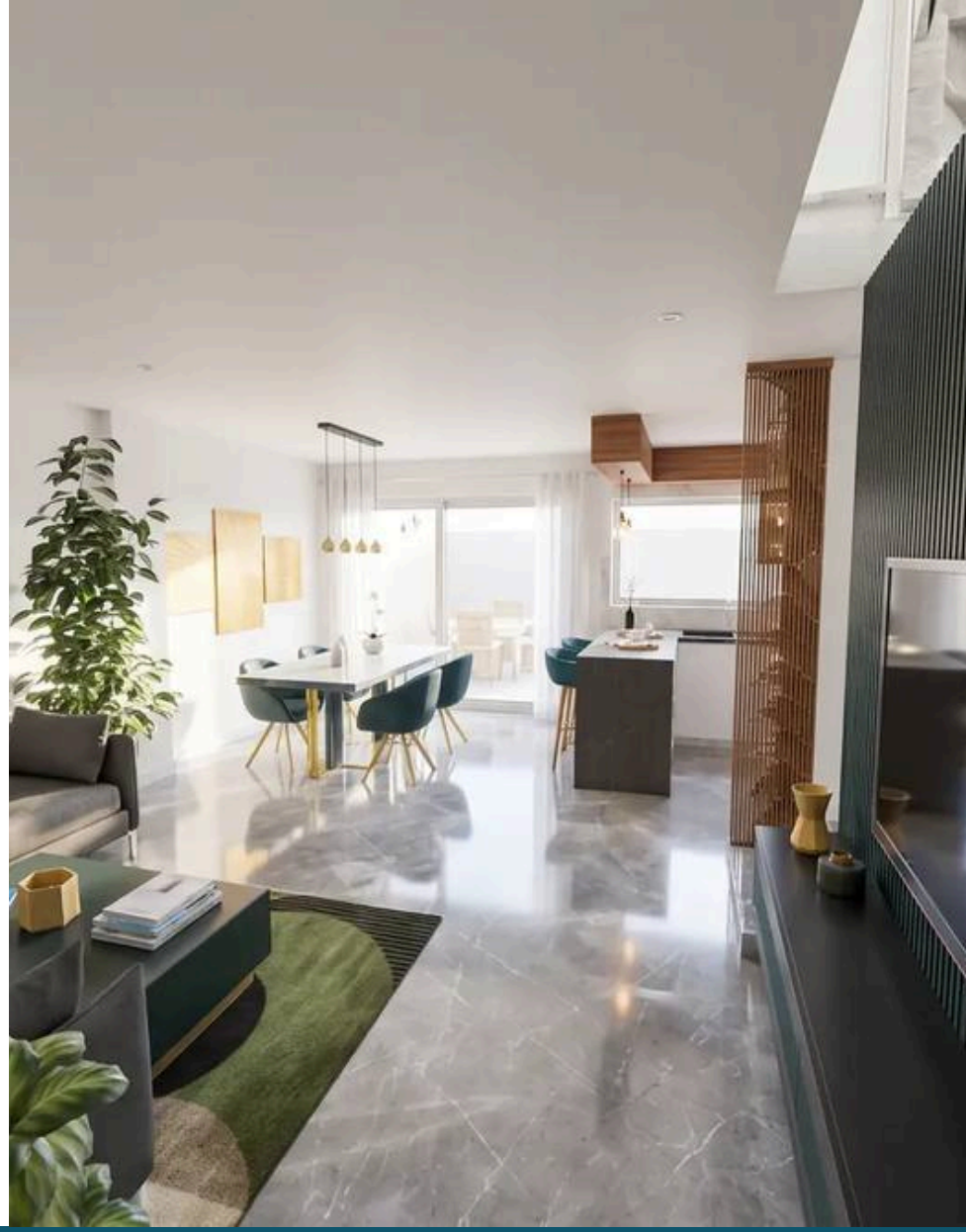
VEGASOL.ES

THE DEVELOPMENT

Light, space and a home designed for living

Vega Sol Residencial begins in Vega de Acá with a first phase of four single-family homes. Four floors combining a living area that opens onto the patio, three bedrooms, a rooftop solarium and a basement each owner adapts to their own way of life.

It is the first step of a community that will keep growing, with 2,095 m² of shared open space.



3 bedrooms	2 bathrooms + 2 WCs	4 floors	20 m² patio	49 m² solarium & terrace	60 m² basement with sunken courtyard

Every room, designed for everyday life

A living area open to the patio, three bedrooms with an en-suite bathroom in the main one, a solarium to enjoy the outdoors and a basement with garage that adapts to you.



Living, dining and kitchen

An open, light-filled space with direct access to the patio.



Private patio

20 m² next to the living room that work as an extra room of the house.



Main bedroom

With walk-in wardrobe, en-suite bathroom and terrace access.



Three bedrooms

Room for the whole family and for guests.



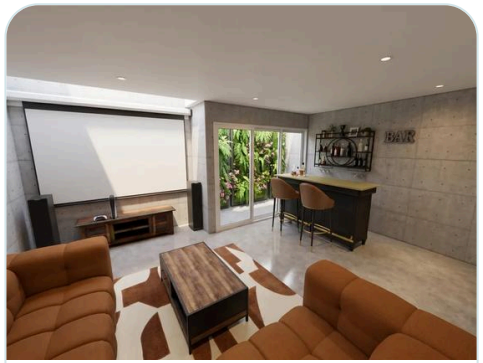
Two bathrooms and two WCs

Full bathrooms on the first floor and WCs on the ground floor and basement.



Solarium and terrace

49 m² on the roof to enjoy with the family: barbecue, bathing area, pergola and covered laundry area.



Basement your way

Choose between a home office or a lounge in the basement.



Private garage

With storage room and WC.

Four homes, two types

Phase I consists of four homes in two types, Type A and Type B, mirror images of each other. This is how each floor is laid out.



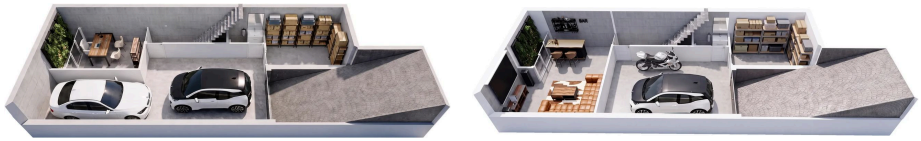
GROUND FLOOR Entrance porch, hallway, WC and a large open-plan living, dining and kitchen area opening onto the patio.



FIRST FLOOR Three bedrooms, the main one with walk-in wardrobe, en-suite bathroom and terrace, and two full bathrooms.



ROOF 49 m² solarium and terrace with pergola, barbecue area, bathing area and covered laundry area.



BASEMENT Garage, storage room, WC and a room of your choice: home office or lounge, with sunken courtyard.

Type A home

The Type A home is laid out over four floors connected by a staircase, with an entrance porch and a garage in the basement.

Bedrooms	3
Bathrooms and WCs	2 + 2
Patio	20 m²
Solarium and terrace	49 m²
Basement with courtyard	60 m²

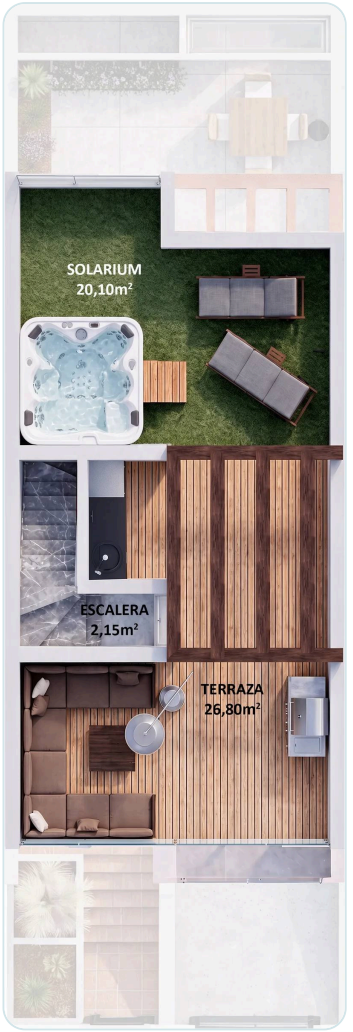
The basement can be the office option or the lounge option. Both layouts are shown on Type B, which is a mirror image.



GROUND FLOOR



FIRST FLOOR



ROOF



BASEMENT
Office option

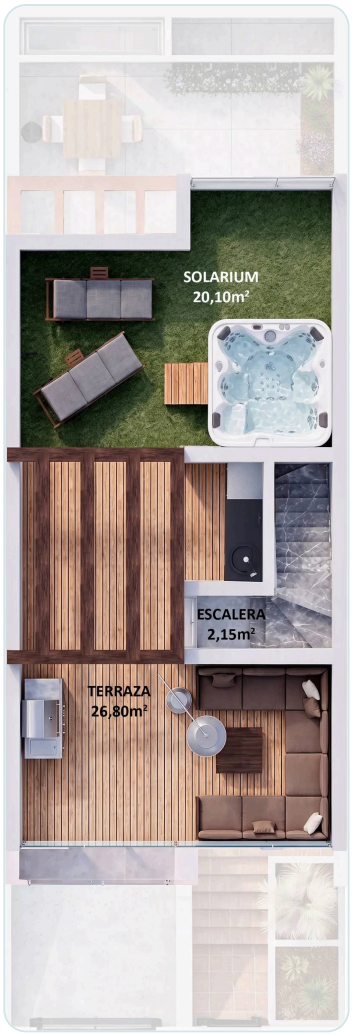
Type B home



GROUND FLOOR



FIRST FLOOR



ROOF



BASEMENT
Office option

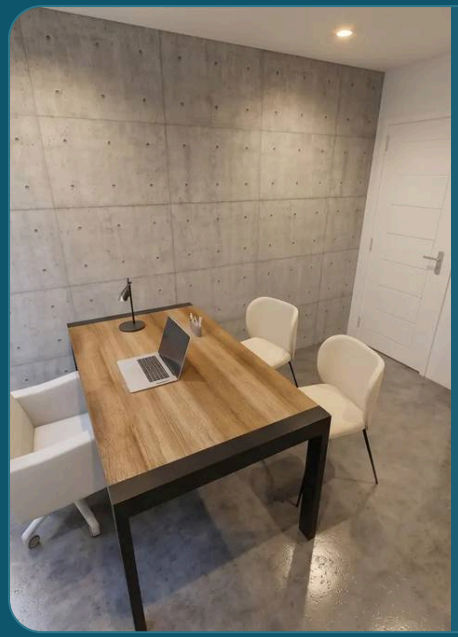


BASEMENT
Lounge option

BASEMENT FLOOR

Your basement, your way

Each buyer chooses the basement layout: home office or lounge. Both options include a garage, storage room and WC.



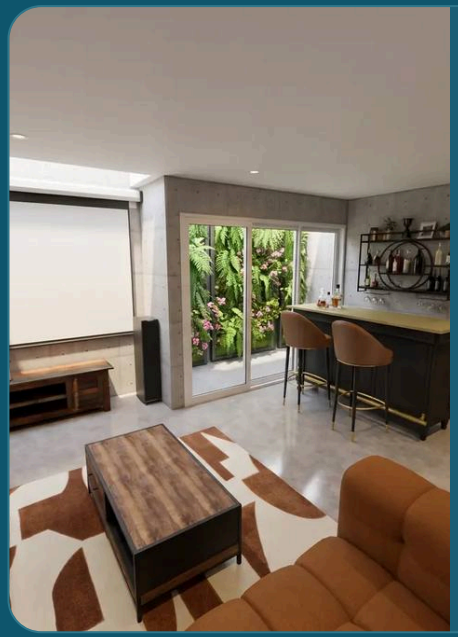
OPTION 1

Home office

A home office lit by the sunken courtyard, for working from home in peace. Garage for two cars.

✓ Garage ✓ Storage ✓ WC





OPTION 2

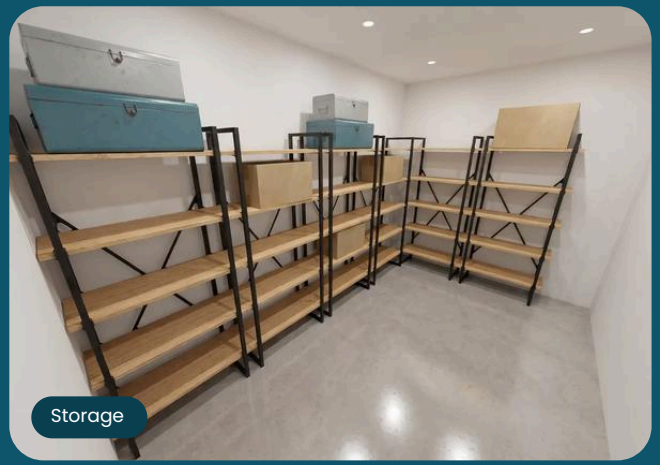
Lounge

A lounge of over 20 m² with a home cinema and a bar, lit by a sunken courtyard: the perfect space for entertaining at home.

✓ Garage ✓ Storage ✓ WC







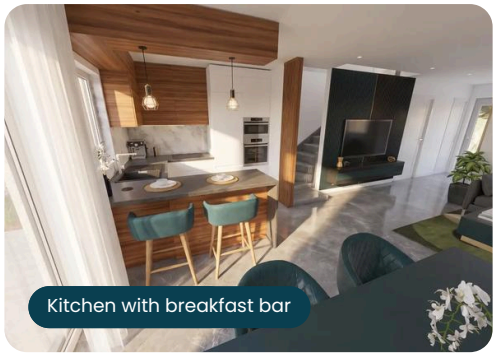


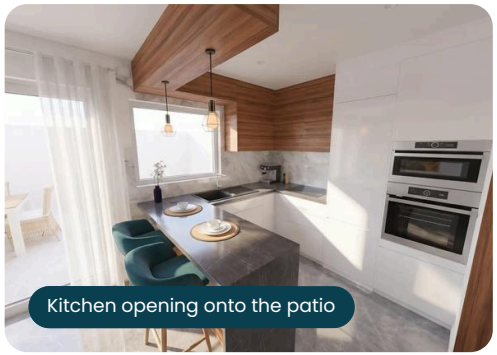
GALLERY · GROUND FLOOR

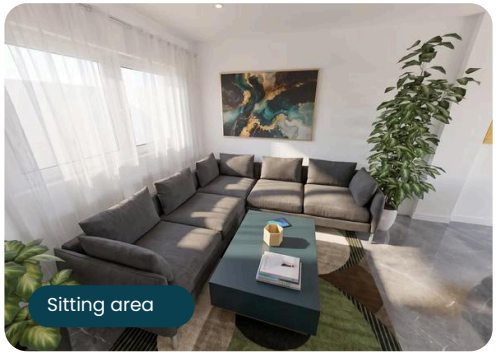
This is what your home will look like

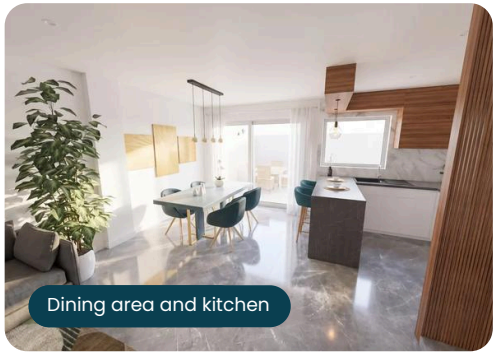
Living, dining and kitchen in a single open space onto the patio.


Lounge


Kitchen with breakfast bar


Kitchen opening onto the patio


Sitting area


Dining area and kitchen


Patio


Patio from the living room


Ground-floor WC

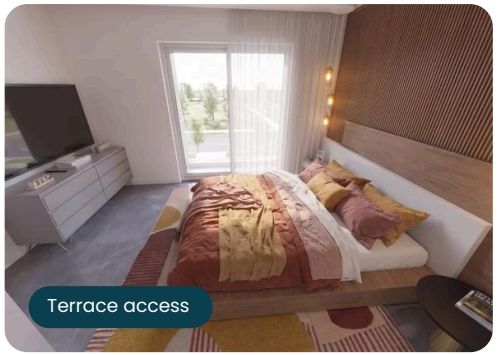
GALLERY · FIRST FLOOR

Rest for the whole family

Three bedrooms and two full bathrooms. The main bedroom has a walk-in wardrobe, en-suite bathroom and terrace.

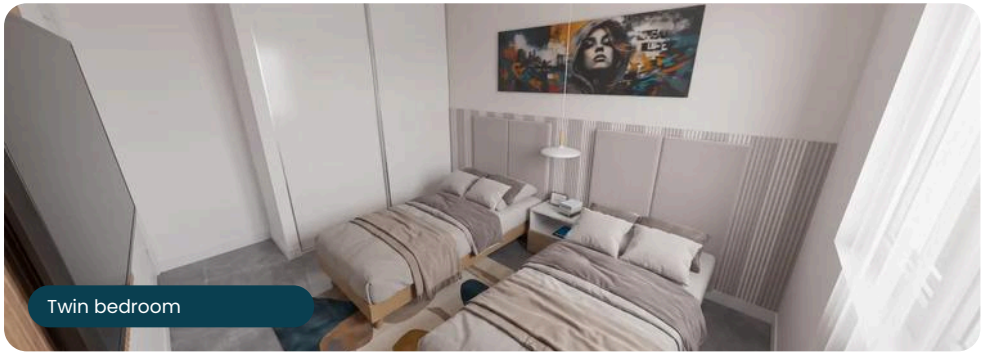

Main bedroom


Walk-in wardrobe

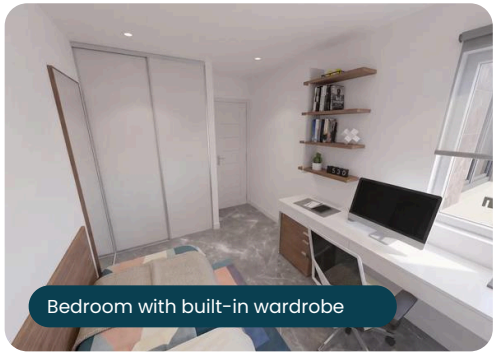

Terrace access


Bathroom


Bathroom


Twin bedroom


Bedroom with study area


Bedroom with built-in wardrobe

More space to enjoy

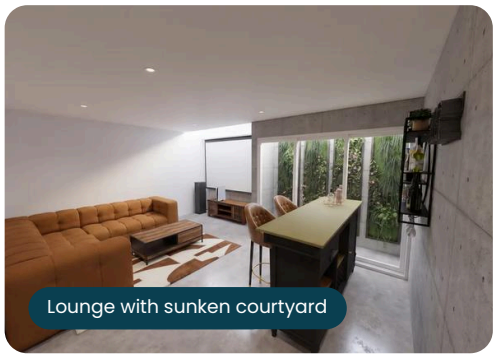
Furniture, decoration, vehicles and equipment (hot tub, appliances, etc.) are not included unless stated in the specifications.


Solarium and terrace with pergola

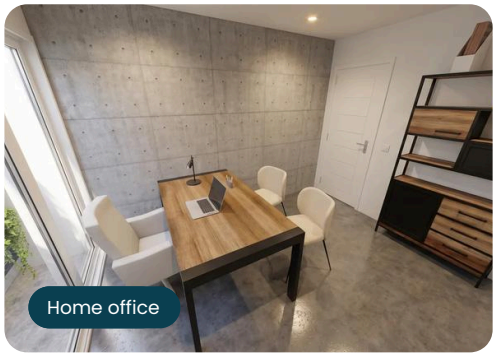

Solarium

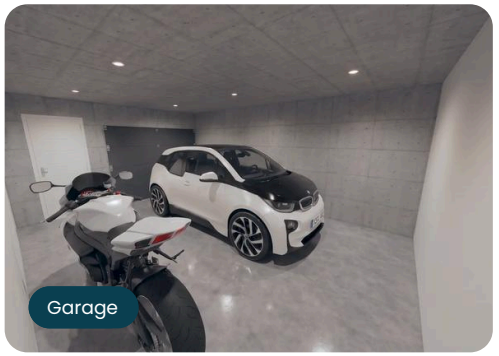

Terrace

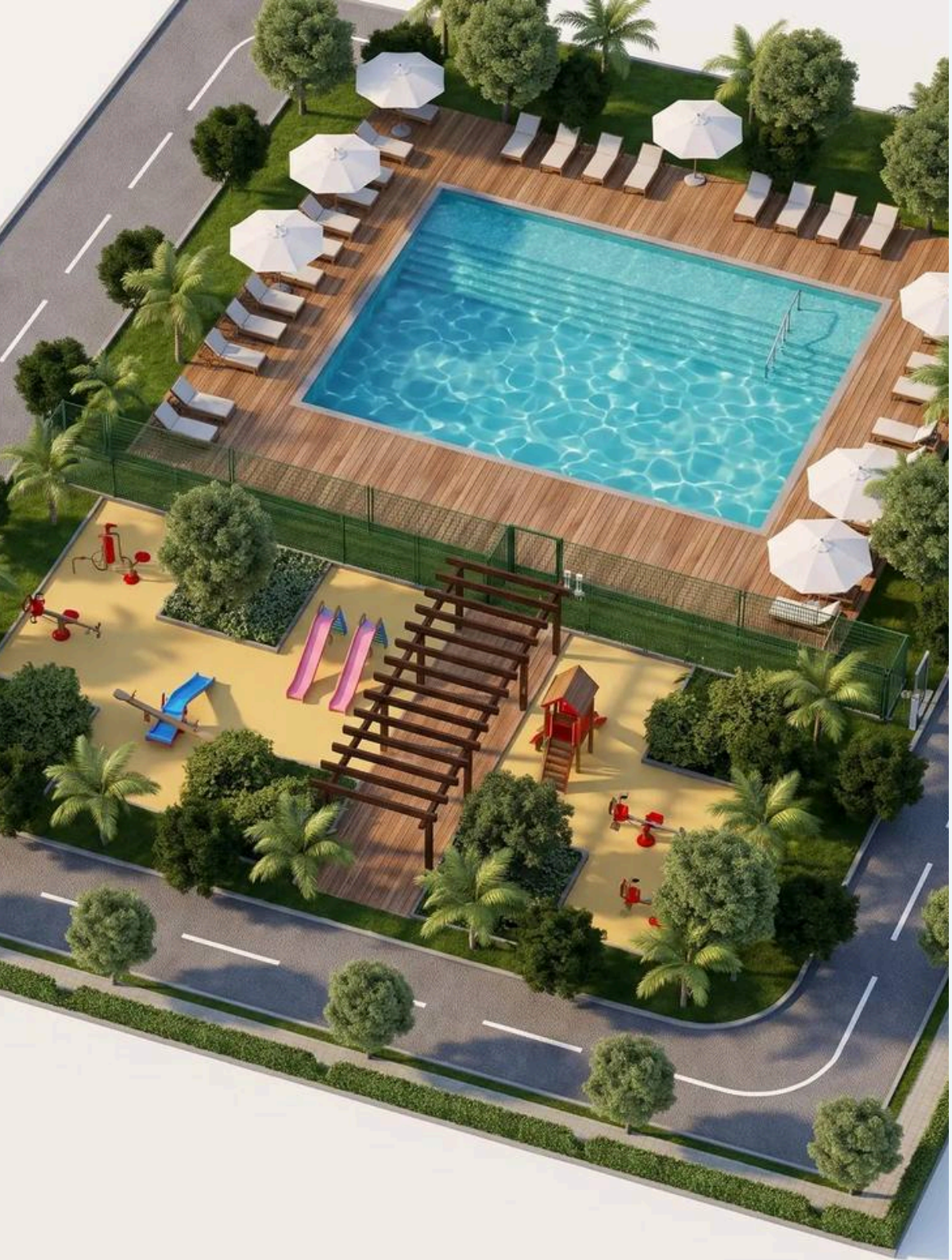

Laundry area under the pergola


Lounge with sunken courtyard


Storage


Home office


Garage



SHARED AREAS

A community that grows with you

2,095 m²

of shared open space

Vega Sol Residencial will have a large shared open space with green areas, a swimming pool, a play area and a sports area, designed for families to enjoy without leaving the community.

- ✓ Green areas
- ✓ Pool
- ✓ Play area
- ✓ Sports area

Illustrative image.

LOCATION

Vega de Acá: by the sea, with everything close by

Calle Reino Unido, Sector 9, in Vega de Acá: the beach is 500 metres away, with a hospital, school, supermarkets and parks close by. 10 minutes by car from the city centre and the airport.



Health

HLA Hospital Mediterráneo	200 m · 2 min walk
Vega de Acá Health Centre	320 m · 4 min
Pharmacy	600 m · 8 min

Education

CEIP Nueva Almería	400 m · 5 min walk
Montessori nursery school	1 km · 13 min
University of Almería	2.8 km · 6 min drive

Beach & leisure

Nueva Almería beach	500 m · 5 min walk
La Térmica cafés	500 m · 5 min
El Zapillo beach	1.1 km · 14 min

Parks

Argentina Park	250 m · 3 min walk
Australian Park	330 m · 4 min
Andarax Park	500 m · 6 min
Families' Park	1.3 km · 16 min

Shopping

Mercadona	450 m · 6 min walk
Consum	1 km · 13 min

Getting around

Almería city centre	4 km · 10 min drive
Almería Airport	6.3 km · 10 min drive

SELF-BUILD MODEL

Your home, your pace

Vega Sol is developed as a self-build project: each buyer acquires their own plot and develops their own home. That is why the start of works and the handover date are agreed with each buyer.

Watch the video tour of the home and the simulation of the works from start to finish at vegasol.es.



01

Reservation

You choose your home, Type A or Type B, and reserve your plot.

02

Project and permit

You choose the basement layout and the building permit is processed.

03

Construction

Works start on the date agreed with you.

04

Handover

You receive the keys to your finished home.

SPECIFICATIONS

Well built, inside and out

Summary of materials and installations. Download the full specifications at vegasol.es.

TB Aluminium windows with thermal break and double glazing

HP Hot water by aerothermal heat pump

EV Garage space with electric vehicle charging point

Roca The Gap Rimless sanitaryware and Targa taps

STRUCTURE

- Reinforced slab foundation per geotechnical survey.
- Reinforced concrete columns and beams; waterproofed walls with drainage in the basement.
- Structural design prepared for a possible hot tub on the roof terrace.

FAÇADE AND ROOF

- Brick with single-layer render and ceramic cladding.
- Mineral wool thermal insulation and air cavity.
- Inverted roof with extruded polystyrene insulation and ceramic finish.

INTERIORS

- Plasterboard partitions with a rock wool core.
- Acoustic insulation between the homes.
- Plasterboard false ceiling with recesses for indirect lighting.

FLOORS AND WALL FINISHES

- Compact stoneware over impact-sound insulation.
- Non-slip porcelain tiles on terraces and roof.
- Living-room wall continuing into the patio, with stone-effect cladding.

JOINERY

- Armoured front door.
- White lacquered interior doors and sliding wardrobes.
- Aluminium shutters throughout the home.

PLUMBING AND BATHROOMS

- PEX water pipework.
- Soundproofed downpipes.
- Resin shower trays with stainless steel fittings.

ELECTRICS AND CLIMATE

- Premium switches and sockets.
- RJ45 points in every room and a roof terrace socket.
- Pre-installation for split air conditioning in the living room and bedrooms.

EXTERIOR

- Metal gate to the plot.
- 1.5 m perimeter fence in vertical slats.
- Water supply and drain on the roof terrace.

Summary for information purposes. The specifications may be modified by the project management team for technical, legal, commercial or supply reasons, in which case materials will be replaced by others of equal or higher quality.

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RESIDENCIAL

CONTACT

Want to get to know Vega Sol?

Tell us what you are looking for and we will send you all the information or arrange a visit to the plot.

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