



## 1, Ap. Sierras, Desert Springs, Cuevas del Almanzora, ALMERIA

2 and 3 bed modern apartments in the Las Sierras Community, in the golf resort Desert Springs. Desert Springs is a holiday resort, golf club, and residential development with plenty of personality. For all the right reasons it is not somewhere you can easily forget, nor confuse with any other new development in Spain. Any development that is unforgettable, and unmistakable, in a positive sense, will always enjoy advantages over the mass of developments that aren't. When you visit Desert Springs for the first time, you know something is up when you turn off the main road from Cuevas del Almanzora into Desert Springs. The slightly scruffy, rustic charm of the area gives way to a perfect infrastructure, and an immaculate landscape. Even an un-trained eye can see that expensive, quality materials have been used for things like sidewalks and street lighting, and that the landscape is being carefully maintained. Such details are always a good sign, as they reveal a lot about the quality and values of the developer. One of the reasons why Desert Springs is so unforgettable is because of the resort's architecture & design. There is a wide choice of properties, but all of them are designed & built by the developer, which ensures a consistent architectural theme throughout the resort. As a result, Desert Springs has an attractive Spanish colonial architecture that suits the landscape perfectly. To compliment this romantic architecture, homes are finished in earthy colours, with rustic materials, and stylish wrought iron work details and are sophisticated imbedded in the total scenery. Properties at Desert Springs range from apartments & townhouses with communal gardens and pools, to spacious country cottages, country villas and country estates lining the fairway with individual gardens and pools. The 72-par Indiana golf course at the heart of the development reinforces the unique identity of Desert Springs. It was inspired by the top quality desert courses of Arizona, and is a visually stunning affair. Vivid green fairways strike a vibrant contrast to the surrounding arid landscape of cactus, rock, and desert flowers. The desert golf course design, and the Spanish colonial architecture make an attractive combination. The golf course also has a golf academy, with the latest technology to help improve your game. The Crocodile Club is set on a high point overlooking Desert Springs with views to the sea and the surrounding mountains, the Serrania Almeriense. The design of the club is based on an African game lodge and is created specifically with families in mind and has an amazing pool, lots of fun things for kids like a playground, games room, tennis court, Mini-golf and much more and you can enjoy your lunch or dinner at the pool bar or in the restaurant. Then there is the Cave Bar, with its outlandish furniture, and for sophisticated, elegant dining, the 'El Torrente' restaurant in the Club House. The Sierra Club provides tennis, paddle, beach volley-ball, a well-equipped gym, and various other sporting activities and the Beauty & Spa salon offers numerous of treatments. Desert Springs is in Almeria, in South East Andalucia. This part of Spain has the warmest, sunniest, and driest winter climate of all mainland Europe. Millennia of endless sunshine and low humidity have created a rugged, desert landscape that is both austere and dramatic. Spectacular sierras (mountain) rise out of the desert behind the coast. "The Good, The Bad, And The Ugly" and many other spaghetti westerns were filmed here because it resembles the deserts of the US Southwest. Desert Springs has an unbeatable location on a plateau that rises above the Almanzora river plain, just a few kilometres inland from the beach resorts of Vera and Villaricos. This elevated location offers breathtaking views of the mountains from pretty much everywhere on the development. There are also sea views from the east side of the resort. The nearest

### BASE INFORMATION:

Bed : 2  
Bath : 2

### LAND INFORMATION:

Square feet : 72

### CONVENIENCE:

**General Amenities:** Well maintained, Shower, Parking space, One-level-home, New construction, Kitchen appliances, Electric water heater, Covered terrace, Close to sea/ beach, Close to bar / restaurant, Bathtub, Air Conditioning warm/cold, Roof terrace, Double glazed, Balcony,  
**Community Amenities:** Swimming pool outside,

town is the market town of Cuevas del Almanzora and there are also shops in Palomares. The beach and the pretty harbour town of Villaricos, are just beyond Palomares, and have a wealth of good bars and restaurants, including an excellent beach bar. Beyond relaxing at the resort, lying on the beach, or playing golf and other sports, there is plenty to explore in this beautiful, rugged region. If you are looking for ``real Spain`` you will find it in Almeria. Fortunately, you can enjoy these traditional charms from the comfort of one of the most modern and luxurious resorts in Spain. The apartments at Desert Springs are colonial in style, reminiscent of the old local town of Cuevas del Almanzora. Set in courtyards, around swimming pools, gardens and classical Spanish patios, they have a village feel and sense of place. Their location gives them tremendous views to the golf, the sea and surrounding mountain ranges. Las Sierras del Desierto 2 and 3 bed modern apartments in the Las Sierras Community, in the golf resort Desert Springs. The apartments comprise of a large sitting-dining room with access to the balcony, a fully fitted kitchen and two or three double bedrooms with fitted wardrobes. There are also two bathrooms with showers. The apartments have been fitted with modern appliances and have been recently decorated. The windows are double-glazed. Each property has use of the covered parking areas and of the gardens and swimming and paddling pools. The areas of roof terraces and other facilities are additional to constructed areas. Other facilities include patios, balconies and gardens as shown on the Project Plans. The areas given are indicative and approximate pending exact measurement. The Price List does not include the VAT (10%). Whilst the availability was correct at the time of issue of this price list, it cannot be guaranteed. As reservations may only be made after a visit to the development, prospective purchasers must check immediately prior to their visit, the remaining availability of the properties and the prices that will be current during the month of their visit, in order to reduce the risk of disappointment.