



## Detached Villa for sale in Pinoso/El Pinós, Pinoso/El Pinós

**426,000 €**

Reference: R4694338    Bedrooms: 3    Bathrooms: 2    Plot Size: 10,000m<sup>2</sup>    Build Size: 245m<sup>2</sup>





## Vinalopó Medio, Pinoso/El Pinós

PRICE UPDATED 04/24 This is a great opportunity to pick up a brand-new Villa fully customised to your requirements. Set on a plot of 10,000 m<sup>2</sup>, this property offers three bedrooms, two bathrooms, large lounge with fireplace, separate kitchen and utility room. To the front of the property is a good size covered porch with stairs down to a swimming pool (8x4). The beauty of this property is that it can be fully customised, modified and finished to your desired taste and requirements. Whether you are looking for a modern finish something more traditional, it can all be accommodated for. The builder has a large selection of plot for you to choose from and facilities available are dependent on the plot that you choose. In terms of extras, you can have everything from garage, barbecue area, Jacuzzi, underfloor heating, ducted air con systems, etc or can be quoted and catered for. What makes us unique is that we work with you and the builder to fully design and plan your new dream home to make sure you get just what you need. Included in the Price: Plot up to € 30,000 Swimming pool 8m x 4m with stairs into the pool, pool pump, filter, pool shower, 2 lights, Fire fitted in the lounge 2m impressed concrete around the pool 80cm impressed concrete around the house 200 linear meters of fencing (2m high) which equates to an approximate area of 2,500m<sup>2</sup> to 3000m<sup>2</sup>. A 4m wide sliding gate with preinstallation for fitting an electric motor and an intercom fitted wardrobes in all the bedrooms plus walk in wardrobe in the master bedroom white laquered internal doors porcelain floor tiles up to 15 euros a square meter fully fitted kitchen with a selection of doors to choose from, includes sink, tap and extractor fan (white goods are NOT included) Double thickness Silistone Stone worktops (8 colours to choose from) Tilt and turn UPVC double glazed windows (Schuco brand from Germany) pre installation of ducted heating and cooling system, one for each floor (does not include the actual heating machine) low energy spotlights in the kitchen, bathroom and bedrooms False suspended ceiling throughout to give extra insulation and flexibility for lighting options CAT5 cable in bedrooms and lounge for cabled internet choice of black or white metal handrails for the staircase and for the terraces water and electric connected and available on the day of entry full house clean before handover architect plans, project, fees, licenses and certificates Example prices of extras include: Single garage 22m<sup>2</sup> - € 25,000 (built using the steel and concrete superstructure. With white aluminum sectional door with electric motor. Water and Electric are included. Finished in the same style as the house) Double garage 32m<sup>2</sup> - € 36,800 (built using the steel and concrete superstructure. With white aluminum sectional door with electric motor. Water and Electric are included. Finished in the same style as the house) BBQ with bathroom 16m<sup>2</sup> - € 19,500 (built using the steel and concrete superstructure. Water and Electric are included. The bathroom includes a shower tray with shower screen, sink and toilet. BBQ area as granite worktop, sink with tap and a BBQ area. Finished in the same style as the house) 10m x 5m swimming is an extra € 5,500 Central Air Conditioning machine supplied and fitted approx € 2,500 to € 3,000 per machine per floor (depending on the model chosen) We can help with additional terracing, landscaping, all quoted to your requirements and budget. Other quotes available upon request. The builder is local and well established in the area and has been building for our clients since 2010. The property is built using a concrete and steel superstructure whereby the entire weight is held by concrete pillars which gives you total flexibility when choosing the layout distribution. In addition the property is built off the ground which gives you a crawl space underneath which not only helps with reducing issues with humidity but also allows you easy access should you wish to run additional wiring or plumbing at a future date. The walls are double skinned with high-density insulation boards in the cavity. There is insulation in the floor and in the ceiling. The windows are double glazed, tilt and turn. The great benefit of these builds is that you can choose the floor tiles, bathroom tiles, kitchen tiles as well as the kitchen units. Thus allow you to fully customise the house and get exactly what you want even down to the external colour of the property. Incredible value fully bespoke villa contact us now to see build on progress, speak to our portfolio of existing clients, and see how we can help you realise your dream home. The properties are located approximately five minutes from the town of Pinoso which offers all your day-to-day facilities including 24-hour medical centre, bars, restaurants, schools, et cetera. The build schedule is normally a maximum six months guaranteed and we offer flexible payment options to help make the process simple and hassle-free for you. We are specialists in the Costa Blanca and Costa Calida specialising in the Alicante and Murcia Inland regions with a particular emphasis on Elda, Pinoso, Aspe, Elche and surrounding areas. We are an established, well known and trusted



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company that has built a solid reputation amongst buyers and sellers since we began trading in 2004. We offer a complete service with no hidden charges or surprises, starting with sourcing the property, right through to completion, and an unrivalled after sales service which includes property management, building services, and general help and advice to make your new house a home. With a portfolio of well over 1400 properties for sale, we are confident that we can help, so just let us know your preferred property, budget and location, and we will do the rest.



## Features:

### Features

Utility Room

### Utilities

Telephone

### Climate Control

Air Conditioning

Fireplace

### Parking

Garage