



# 4 bedroom Villa in Pinoso

Ref: MVS-705

204,000€



<b>Sales type :</b>	New build	<b>Swimming pool :</b>	Optional	<b>House area :</b>	195m <sup>2</sup>
<b>Energy certificate :</b>	B	<b>Garden :</b>	Private	<b>Plot area :</b>	10000m <sup>2</sup>
<b>Bedrooms :</b>	4	<b>Orientation :</b>	South	<b>Airport :</b>	45 min
<b>Bathrooms :</b>	3	<b>Views :</b>	Mountain view	<b>Beach :</b>	50 min
		<b>Parking :</b>	Private	<b>City :</b>	10 min
				<b>Golf :</b>	25 min

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Electricity    | <input checked="" type="checkbox"/> Electric gate        | <input checked="" type="checkbox"/> Private parking space |
| <input checked="" type="checkbox"/> Private garden | <input checked="" type="checkbox"/> Pre-air conditioning | <input checked="" type="checkbox"/> Built-in wardrobes    |
| <input checked="" type="checkbox"/> Terrace        | <input checked="" type="checkbox"/> Water                |   |

Your opportunity to build a dream Country Home with 3 or 4 beds constructed to your specification on your choice of plot..

We are delighted to collaborate with the constructors of these beautiful homes that are being built to order for our clients. The construction time is 6-8 month from order and there is a huge amount of personalisation available when designing your home.

- **Type 1:** 150m<sup>2</sup> villa build on plot of 10.000m<sup>2</sup>. Price 204.000€ (pool 8x4m 10.000€)
- **Type 2:** 180m<sup>2</sup> villa build on plot of 10.000m<sup>2</sup>. Price 221.000€ (pool 8x4m 10.000€)
- **Type 3:** 215m<sup>2</sup> villa build on plot of 10.000m<sup>2</sup>. Price 283.000€ (pool 8x4m 10.000€)
- **Type 4:** 240m<sup>2</sup> villa build on plot of 10.000m<sup>2</sup>. Price 299.000€ (pool 8x4m 10.000€)

**Model shown 195m<sup>2</sup>:** 239995€ with pool included

Also available at extra cost is full villa air conditioning and under floor heating. There are a choice of stunning plots available in the Pinoso and surrounding areas. All builds are guaranteed fixed price once final specification has been agreed and signed off by the builder and yourselves. The whole build process and stage payments are monitored by your lawyers.

Extra possibilities:

- Upgrade to 10m x 5m pool. € 3300
- Garage with 1 Meter path around, tiled floor, plastered walls, double glazed window, side door, electric garage door, water and electric: 25 m<sup>2</sup> +€ 21,900 - 32m<sup>2</sup> +€ 27,900

- BBQ area plus summer kitchen with granite work tops, tiled floor and 1 mtr path around: +€12.995

There is an initial 35% deposit required which secures the plot, licences, architects and 4 or 5 further stage payments until completion in 8/9 months. The whole transaction is monitored by your lawyer who will manage the stage payments in accordance with your contract.

Throughout the whole process the builder will keep you up to date with progress with a weekly photo dossier so that you can monitor progress remotely. All our plots are within 10min drive to amenities such as supermarkets, doctors, bars, restaurants and activities. Most of our plots are within a 45min drive to Alicante airport, city and beaches.

