



**Property type :** Villa

**Location :** Pinoso

**Bedrooms :** 3

**Bathrooms :** 2

**House area :** 150 m<sup>2</sup>

**Plot area :** 10000 m<sup>2</sup>

- |                                   |                          |               |
|-----------------------------------|--------------------------|---------------|
| ✓ Fast Internet & Phone           | ✓ Mains Electric         | ✓ Mains Water |
| ✓ Pre-install For Central Heating | ✓ Solar Power            | ✓ Fenced Plot |
| ✓ Fireplace - Log Burner          | ✓ Utility Room           | ✓ Terrace     |
| ✓ Solarium                        | ✓ Cess Pit / Septic Tank |               |

<p>3 bed traditional 2 storey home - key ready in 8 months. These beautiful country residences are customised for each client's personal tastes. The model shown in some of these pictures has an additional 30sqm guest house, and the clients added a BBQ & Summer Kitchen later on.<br>The template villa offers 4 bedrooms, 4 bathrooms, large lounge with fireplace, kitchen with utility and a large covered porch as well as a couple of terraces off two bedrooms offering commanding views over vineyards or orchards. It also comes pre-installed for ducted cooling and heating with AC to all rooms to ensure year round comfort.<br><br>We work with each client to design their dream villa in their unique way and assist every step of the way.<br>Villa with traditional Spanish touches and super modern, bright and clean.<br>The minimum plot size to be able to build on is 10,000sqm. Plots available with mains water, electric and high speed internet in Pinoso and other areas.<br><br><br>Traditional design projects.<br>OPTION 120 MT2:<br>House price and pool of 8x4 meters: 269.000 euros. Land price included: 30.000 euros. 3 Bedrooms and 2 Bathrooms<br>OPTION 150 MT2:<br>House price and pool of 8x4 meters: 303.000 euros. Land price included: 30,000 euros. 3-4 Bedrooms and 2-3 Bathrooms.<br>OPTION 163 MT2:<br>House price and pool of 8x4 meters: 319.000 euros. Land price included: 30,000 euros. 3-4 Bedrooms and 2-3 Bathrooms.<br>OPTION 180 MT2:<br>House price and pool of 8x4 meters: 337.000 euros. Land price included: 30,000 euros. 3-4 Bedrooms and 2-3 Bathrooms.<br>OPTION 195 MT2:<br>House price and pool of 8x4 meters: 355,000 euros. Land price included: 30,000 euros. 3-4 Bedrooms and 2-3 Bathrooms.<br>OPTION 220 MT2: Traditional model without arches<br>House price and pool of 8x4 meters: 394,000 euros. Land price included: 30,000 euros. 4 Bedrooms and 2-3 Bathrooms.<br>OPTION 225 MT2:<br>House price and pool of 8x4 meters: 395,000 euros. Land price included: 30,000 euros. 4-5 Bedrooms and 2-3 Bathrooms.<br>OPTION 245 MT2:<br>House price and pool of 8x4 meters: 426.000 euros. Land price included: 30,000 euros. 5-6 Bedrooms and 3-4 Bathrooms.<br>OPTION 270 MT2:<br>House price and pool of 8x4 meters: 485.000 euros. Land price included: 30,000 euros. 5-6 Bedrooms and 3-4 Bathrooms<br><br>All houses include 2m stamped concrete terrace around the pool (colour and pattern to choose), 1m around the house, gated entrance, 3000m2 fencing, pre-installed ducted aircon, standard kitchen, security door, german tilt and turn windows (or sliding if preferred), built-in fireplace and chimney, pre-installation for tv and internet, gravel driveway plus a few meters around the house, septic tank.<br>Bathrooms include a shower column, shower tray or bath, sink units (various colours to choose from) with sinks, taps and mirrors, plus a big selection of wall tiles.<br>Wide selection of ceramic floor tiles, different colours, wood effect, etc.<br>Kitchens include cabinets with standard doors and handles, as per plans provided, stainless steel sink and tap, pre-installation for oven, dishwasher, extractor. Various granite worktops to choose from included in the budget, other stone worktops available as extras. White goods not included.<br>Marble staircase (cream, white, or grey) and railings included, plus railings for the front porch.<br>Big fixed glass window on the staircase for extra light.<br>Choice of tiles and steps design for swimming pool. Choice of the granite for the houses' exterior steps and window sills.<br>We are the biggest and best builder in the area and use top quality materials for a perfect finish.<br>Our great 10cm insulation all around guarantees at least an Energy Certificate B rating but an A in most cases (depending on house size and design), we have a big selection of tiles, plus kitchens and bathrooms included in your budget.<br>We have different legal building plots, some walking distance to town, some totally private and our most popular ones are within 5-10 mins drive to a town. We have a plot for every taste, all with amazing views and all have mains water + electric included in the price and high speed internet available.<br>If you want to improve the plot locations and views, the best plots with great views, mains water and electric are €45.000 minimum, (so with 30,000€ included, this would add to the price €15,000 extra)<br>You can customise the house to suit, most internal changes are free of charge, the houses can be extended and we can even build your own design.<br>Upgrade to 10m x5m pool for only €6000 plus IVA.<br>Single or double garage can be added. Guest house also optional and customizable.<br><br>All paperwork included (build license, habitation license, 10 year build guarantee, etc.) plus weekly reports and drone photos.<br>Key in hand in 7-8 months from the first payment.<br>EPC rating A (best around).</p></p>