Luxury New Build Villa

Ref: HL2008

Price €375,000

Property type : Villa		**Swimming pool :** Private		**House area :**	150 m²
Location : Pinoso		**Garden :**		**Plot area :**	10000 m²
Area : Alicante		**Orientation :** South		**Airport :**	45 mins
Bedrooms : 4		**Views :** Countryside views		**Beach :**	45 mins
Bathrooms : 3		**Parking :**		**City :**	5 mins

- ✔ Summer Kitchen
- ✔ Mains Water
- ✔ Electric Gates
- ✔ Fenced Plot
- ✔ Alarm System
- ✔ Utility Room
- ✔ Cess Pit / Septic Tank
- ✔ Fast Internet & Phone
- ✔ Central Heating
- ✔ Solar Water Heating
- ✔ Annexe / Guest House
- ✔ Garage
- ✔ Terrace
- ✔ Mains Electric
- ✔ Air Conditioning
- ✔ Double Glazing
- ✔ Fireplace - Log Burner
- ✔ Satellite Dish
- ✔ Dressing Room

elsje.vermeulen@outlook.com www.pinosovillas.com 00 34 654901718

Build your dream Villa in Alicante's beautiful countryside, and from day one you can secure full ownership with the title deed in your name from the start, and we give the best level of protection giving you complete peace of mind knowing your investment is legally safeguarded. All our villas are built to order you can build your ideal home tailored exactly to your requirements.
Our builder is a family run business and are the biggest and best builders in the area that use top quality materials for a perfect finish, and are based in Pinoso with more than 30 years of experience and over 100 villas successfully built plus 20 which we now have under construction.
With hundreds of happy clients his reputation is built on quality, reliability and a truly personal approach. We offer full custom/built options, allowing you to design your dream home from scratch or adapt any of our existing styles. Whatever changes you require we do our very best to make your vision a reality.
You can visit many of our completed homes to see first hand the craftsmanship, attention to detail and high-quality finishes we deliver.
Nothing is too much for our clients we are always happy to help and guide you through every step of the process, making your build experience smooth, enjoyable and exciting.
All our 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 prefered), built-in fireplace and chimney, pre-installation for tv and internet, gravel driveway plus a few meters around the house, septic tank.
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., and a wide selection of ceramic floor tiles, with different colours, wood effect, etc.
The kitchens include cabinets with standard doors and handles, as per plans provided, stainless stell sink and tap, pre-installation for oven, dishwasher, extractor, and various granite worktops to choose from which are included in the budget. (other stone worktops are available but with an extra cost.) White goods not included.
Marble staircase (cream or grey) and railings are included, plus railings for the front porch.
Big fixed glass window on the staircase for extra light.
Choice of tiles and steps design for swimming pool. Choice of the granite for the houses' exterior steps and window sils.
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.
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.
All paperwork included (build license, habitation license, 10 year build guarantee, etc.) plus weekly reports and drone photos.
Key in hand in 7-8 months from the first payment.
EPC rating A (best around).

These beautiful country residences are customised for each client's personal tastes. The model shown in these pictures has an additional 30sqm guest house, and the clients added a BBQ & Summer Kitchen later on.
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.
Villa with traditional Spanish touches and super modern, bright and clean.
Wow factor new builds ...watch the video http://youtu.be/WNyNEtlFQpM
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.
Contact us for a video tour and more details.
Our new build villas now have the following options for self-sufficient living (they already come with mains electricity and water):
Complete Solar systems
Water tank storage from rainwater
Raised veg,
You can Upgrade to a 10m x5m pool €6,000.
A single or double garage can be added. Guest house also optional and customizable.
Reserve your plot for only €10,000
Stage payments available with a 30% (of the build cost without counting the land value) initial down payment, with the option to buy the plot at this stage to go in your name. Further payments can be tailored for your preferences, normally two more 30% payments and a final 10% payment on completion.
First stage payment includes full architects project, 3D plans, building licences, fencing, foundations and concrete structure finished.
Also available in Albatera, Hondon de las Nieves, Hondon Frailes, Aspe and surrounding towns such as Monovar, La Romana, Canada Del Trigo, Sax, Salinas and areas like Dolores and Catral dependant upon plot price.
Using the latest quality building techniques we now guarantee a B Energy Certificate rating which reduces your tax bill and saves you cash on cooling and heating.
With various plots to choose from around the beautiful Alicante wine region; Pinoso, Culebron, Lel, Ubeda and Raspay areas offer amazing views and the best Spanish lifestyle. This area boasts some spectacular wine producing towns which are traditionally charming and welcoming. All our plots are within 10 min drive to amenities such as supermarkets, doctors, bars, restaurants and activities.
Most of our plots are within a 45 min drive to Alicante airport, city and beaches.

(Please note that all build sizes and prices below don’t include the plot. Plots start from 70,000 plus with Water and Electric, of which the builder will contribute 30,000 as a gesture of good will.)

OPTION 120 MT2:
House price and pool of 8x4 meters 332.000 euros. The builder will contribute 30,000 Euros towards your plot, most are now around 70,000 Euros plus. 3-4 Bedrooms and 2-3 Bathrooms
OPTION 150 MT2:
House price and pool of 8x4 meters: 375.000 euros. The builder will contribute 30,000 Euros towards your plot, most are now around 70,000 Euros plus. 3-4 bedrooms and 2-3 bathrooms.
OPTION 163 MT2.
House price and pool of 8x4 meters:397.000 euros. The builder will contribute 30,000 Euros towards your plot, most are now around 70,000 Euros plus. 3-4 bedrooms and 2-3 bathrooms.
OPTION 180 MT2:
House price and pool of 8x4 meters: 423.000 euros. The builder will contribute 30,000 Euros towards your plot, most are now around 70,000 Euros plus. 3-4 bedrooms and 2-3 bathrooms.
OPTION 195 MT2:
House price and pool of 8x4 meters: 449.000 euros. The builder will contribute 30,000 Euros towards your plot, most are now around 70,000 Euros plus. 3-4 bedrooms and 2-3 bathrooms.
OPTION 220 MT2
House price and pool 8x4 meters.....without arches T and Jules... 491.000 euros.The builder will contribute 30,000 Euros towards your plot, most are now around 70,000 Euros plus. 3/4 bedrooms and 2/3 bathrooms.
OPTION 225 MT2:
House price and pool of 8x4 meters: 505.000 euros. The builder will contribute 30,000 Euros towards your plot, most are now around 70,000 Euros plus. 4-5 bedrooms and 2-3 bathrooms.
OPTION 245 MT2:
House price and pool of 8x4 meters: 547.000 euros. The builder will contribute 30,000 Euros towards your plot, most are now around 70,000 Euros plus. 5-6 bedrooms and 3-4 bathrooms.
OPTION 270 MT2:
house price and pool of 8x4 meters: 611.000 euros. The builder will contribute 30,000 euros towards your plot, most are now around 70,000 euros plus 5-7 bedrooms and 3-5 bathrooms
About pinoso,
Pinoso (El Pinós) is one of Spain’s richest towns, with a marble mine, thriving footwear industry, salt deposits and a booming wine and agriculture industry. The town is located in the mountainous countryside of the Alicante wine region, 45-50 minutes drive to Alicante airport, city and beaches and close to the border of Murcia.

Pinoso has all the amenities you need: Supermarkets such as Consum, Dia, Mas y Mas and Hiperber, a wide range of restaurants including Irish and Indian and bars (50+), a 24hr medical centre, English speaking dentists, veterinary, a weekly market on Saturday and indoor market open 6 days a week. Pinoso has 3 primary schools, a high school and a music school. There is also a new cultural centre which houses a library and Spanish classes open to foreigners.
Throughout the year Pinoso has its traditional Spanish Fiestas with parades and musical performances which are renowned around the country, bonfires with a magic feeling and where people go out on the streets. There is also an annual running of the bulls (the bulls are not harmed!) which draws crowds from around the region to watch the brave participants join the bulls in the special arena.
The city Elda & Petrer is a 20 minutes drive, it has a large Hospital with English speaking doctors, a huge range of bars and restaurants, indoor shopping centre, big international gym, Carrefour, Aldi, Lidl, Cinema with English movies shown weekly, bowling and fast food outlets.
Alicante airport, city and beaches are only 45 minutes drive away.