



**Property type :** Villa

**Location :** Pinoso

**Area :** Alicante

**Bedrooms :** 2

**Bathrooms :** 2

**Year built :** 2025

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 146 m<sup>2</sup>

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

**Terraces area :** 20 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 5-10 mind

**Golf :** 30 mins

✓ Fast Internet & Phone

✓ Pre-installation for Air Conditioning

✓ Terrace

✓ Mains Electric

✓ Double Glazing

✓ Cess Pit / Septic Tank

✓ Mains Water

✓ Fenced Plot

#### New Build Villas in Pinoso – PLOTS INCLUDED

Discover the perfect blend of modern comfort and tranquil countryside living with this one-level villa built on a rustic plot of 10,000 m<sup>2</sup> (2,500 m<sup>2</sup> fenced for privacy and security).

#### Key Features:

2 spacious bedrooms & 2 modern bathrooms

Open-plan kitchen with integrated lounge area

Built-in wardrobes for efficient storage

Private swimming pool (8m x 4m) with LED lighting

Off-road parking space

If you are looking for a peaceful setting close to authentic Spanish villages and surrounded by stunning mountain landscapes, this is the home for you.

Prime Location – Pinoso, Alicante

45 minutes from Alicante & the white beaches of Costa Blanca

Near the Murcia-Alicante border

A charming town with a rich Spanish heritage

Surrounded by vineyards, almond, and olive groves

Stunning almond blossom fields in February

Pinoso (El Pinos) offers an authentic rural Spanish lifestyle, with no traffic lights, minimal traffic, and the only “jams” caused by tractors delivering grapes to the local Bodega.

#### Lifestyle & Amenities

Vibrant bars, restaurants, and shops

Modern 24-hour medical center and dental clinics

Two primary schools and one secondary school

Cultural attractions – theatre, library, and community events

Excellent sports facilities – outdoor swimming pools, tennis courts, football fields, and a gym

Scenic picnic area among the pines, equipped with barbecues, seating, and running water

Model Fontana di Trevi – Modern, Sustainable, & Elegant

#### Construction & Design

Reinforced concrete foundation with isolated footings and tie beams

Façade with a combination of monocouche render, natural stone accents, and thermo-clay brick walls with EPS insulation

Inverted flat roof with thermal insulation and waterproofing

#### Interior Finishes

Black aluminum double-glazed windows with thermal break & aluminum shutters

Reinforced security entrance door

White lacquered interior doors and built-in wardrobes with wood-lined interiors

Customizable porcelain stoneware flooring

Fully fitted kitchen with Silestone countertops, island, and high-end cabinetry reaching the ceiling

Luxury bathrooms with high-quality ceramic finishes, walk-in showers with glass screens, and elegant vanity units with mirrors

#### Technology & Energy Efficiency

Pre-installed ducted air conditioning

Preparation for photovoltaic solar panels

Vertical ventilation system for optimal indoor air quality

High-end electrical installation with TV and data points throughout

Video intercom and pre-wired exterior lighting

#### Outdoor Living

Private swimming pool (8m x 4m) with LED lighting and mosaic tile finish

Optional artificial grass area for easy maintenance

2,500 m<sup>2</sup> fenced plot with an automatic sliding entrance gate and gabion wall enclosures

Printed concrete walkways and non-slip terrace flooring

This villa presents the perfect balance of modern design, luxury, and energy efficiency, making it an exceptional investment for a refined lifestyle.