



Property type : Villa

Location : Pinoso

Area : Alicante

Bedrooms : 4

Bathrooms : 3

Year built : 2023

Swimming pool : Private

Garden : Private

Orientation : South

Views : Mountain views

Parking : Garage

House area : 165 m²

Plot area : 10000 m²

Airport : 45 mins

Beach : 45 mins

City : 5 mins

Golf : 35 mins

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| ✓ Summer Kitchen | ✓ Fast Internet & Phone | ✓ Mains Electric |
| ✓ Mains Water | ✓ Underfloor heating | ✓ Central Heating |
| ✓ Pre-install For Central Heating | ✓ Air Conditioning | ✓ Pre-installation for Air Conditioning |
| ✓ Electric Gates | ✓ Solar Water Heating | ✓ Solar Power |
| ✓ Double Glazing | ✓ Walking Distance To Town | ✓ Walking Distance - Restaurant / Bar |
| ✓ Equestrian | ✓ Fenced Plot | ✓ Annexe / Guest House |
| ✓ Fireplace - Log Burner | ✓ Sauna | ✓ Alarm System |
| ✓ Barbecue | ✓ Garage | ✓ Utility Room |
| ✓ Terrace | ✓ Dressing Room | ✓ Cess Pit / Septic Tank |

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 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.

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.

Wide selection of ceramic floor tiles, different colours, wood effect, etc.

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.

Marble staircase (cream or grey) and railings 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 sills.

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.

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.

Upgrade to 10m x5m pool €6000.

Single or double garage can be added. Guest house also optional and customizable.

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/WNyNETtFQpM>

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.

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 vegg

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 licenses, 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 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.

(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: 356,000 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: 398,000 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 165 MT2.

House price and pool of 8x4 meters.. 436,000 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 SQM:

Price of the house with an 8x4 meter pool: €518,000. The builder will contribute €30,000 to the plot; most contribute around €70,000 plus. 3 or 4 bedrooms and 2 or 3 bathrooms. this is special price offer including Annex and pool.

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 sits 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 were 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 center, big international gym, Carrefour, Aldi, Lidl, Cinema with English movies shown weekly, bowling and fast food outlets.

Alicante airport, city and beaches is only 45 minutes drive away.