





## 4 bedroom Villa for sale in La Romana, Alicante

354,995€



This is a great opportunity to pick up a brand-new Villa fully customised to your requirements. Set on a plot of 10,000 m<sup>2</sup>, this property offers three bedrooms, two bathrooms, large lounge with fireplace, separate kitchen and utility room. To the front of the property is a good size covered porch with stairs down to a swimming pool (8x4). The beauty of this property is that it can be fully customised, modified and finished to your desired taste and requirements. Whether you are looking for a modern finish something more traditional, it can all be accommodated for. The builder has a large selection of plot for you to choose from and facilities available are dependent on the plot that you choose. In terms of extras, you can have everything from garage, barbecue area, Jacuzzi, underfloor heating, ducted air con systems, etc or can be quoted and catered for. What makes us unique is that we work with you and the builder to fully design and plan your new dream home to make sure you get just what you need. Included in the Price: Plot up to € 30,000 Swimming pool 8m x 4m with stairs into the pool, pool pump, filter, pool shower, 2 lights, Fire fitted in the lounge 2m impressed concrete around the pool 80cm impressed concrete around the house 200 linear meters of fencing (2m high) which equates to an approximate area of 2,500m<sup>2</sup> to 3000m<sup>2</sup>. A 4m wide sliding gate with preinstallation for fitting an electric motor and an intercom fitted wardrobes in all the bedrooms plus walk in wardrobe in the master bedroom white laquered internal doors porcelain floor tiles up to 15 euros a square meter fully fitted kitchen with a selection of doors to choose from, includes sink, tap and extractor fan (white goods are NOT included) Double thickness Silistone Stone worktops (8 colours to choose from) Tilt and turn double glazed windows (Schuco brand from Germany) pre installation of ducted heating and cooling system, one for each floor (does not include the actual heating machine) low energy spotlights in the kitchen, bathroom and bedrooms False suspended ceiling throughout to give extra insulation and flexibility for lighting options CAT5 cable in bedrooms and lounge for cabled internet choice of black or white metal handrails for the staircase and for the terraces water and electric connected and available on the day of entry full house clean before handover architect plans, project, fees, licenses and certificates Example prices of extras include: Single garage 22m<sup>2</sup> - € 25,000 (built using the steel and concrete

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|---|---|--|
|  4 bedrooms                     |  2 bathrooms |  195m <sup>2</sup> Build size |
|  10,000m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Mains Irrigation Water                                      | <input checked="" type="checkbox"/> Covered Porch  |
| <input checked="" type="checkbox"/> Fenced plot   | <input checked="" type="checkbox"/> Annexe  | <input checked="" type="checkbox"/> Barbecue [BBQ]   |
| <input checked="" type="checkbox"/> Air Conditioning  | <input checked="" type="checkbox"/> Septic Tank   | <input checked="" type="checkbox"/> Fireplace  |
| <input checked="" type="checkbox"/> Utility room  | <input checked="" type="checkbox"/> Garage  | <input checked="" type="checkbox"/> Swimming Pool  |
| <input checked="" type="checkbox"/> Mains Water   | <input checked="" type="checkbox"/> Mains Electric  | <input checked="" type="checkbox"/> Telephone  |
| <input checked="" type="checkbox"/> Internet  | <input checked="" type="checkbox"/> Great views   |  |