

## 4 bedroom Villa for sale in Pinoso, Alicante

435,000€



**BUILD YOUR OWN NEW BUILD DREAM VILLA IN THE SUN!!!**

**1.- STRUCTURE, FAÇADE AND ENCLOSURES.** Foundation footings will be laid in accordance with the recommendations of the corresponding technical projects. The structure will be of one-way reinforced concrete with joists and vaults or reticular. Solarium with ceramic floor tiles or non-trafficable flat roofs (depending on the model) will be of the inverted type with slopes for the correct evacuation of water, thermal insulation and waterproofing, with a gravel surface finish. The external enclosure will be made of autoclaved aerated concrete blocks (Ytong) or thermo-clay block rendered with water-repellent mortar in a chamber. The exterior cladding will be made with single-layer mortar. The interior lining will be of ceramic brick or laminated plasterboard on a structure of galvanised steel profiles, with thermal insulation. The technical characteristics of the materials used and their correct installation on site provide the building with thermal and acoustic insulation that has an impact on the degree of comfort of the villa.

**2.- COATINGS AND FINISHES.**



















**2.1.- GENERAL FLOORING OF THE HOUSE** There is a choice of top quality porcelain stoneware flooring in a wide variety of colours, up to 20€/m<sup>2</sup>.

**2.2- PAINTS AND FINISHES** The walls will be painted with top-quality smooth plastic paint in a choice of several neutral shades.

**2.3- ROOF** The ceilings will be finished off with a continuous suspended false ceiling made of laminated plasterboard, except for the laundry room, where a suspended ceiling will be installed, made of smooth laminated plasterboard, for maintenance of installations. All horizontal surfaces shall be painted white.

**2.4- INTERIOR DIVISION** The interior distribution of the villa will be done with ceramic partition walls or laminated plasterboards. In wet rooms, the plasterboard panels shall be water-resistant.

**3.- KITCHEN** Kitchen according to project, completely furnished with high quality furniture, melamine finish in homogeneous colour with surface texture. There will be different **OPTIONS** of finishes to choose from. The flooring in the kitchen will be the same as the general flooring in the rest of the house. The general walls will be painted in smooth plastic paint in the same colour as the rest of the house. The worktop, in quartz agglomerate (Silestone range 1) or national granite with different **COLOUR OPTIONS** to choose from. The single bowl stainless steel or resin sink with drainer shall be inset and the mixer tap with swivel spout.

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|---|--|--|
|  4 bedrooms                     |  2 bathrooms                      |  248m <sup>2</sup> Build size |
|  10,000m <sup>2</sup> Plot size |  Swimming Pool                    |  Mains Water                  |
|  Mains Electricity              |  Septic Tank                      |  Fitted Wardrobes             |
|  Log Burner/Fireplace           |  Electric Boiler                  |  Double Glazing               |
|  Blinds                         |  Close to shops, restaurants, ... |  Close To Town And Amenities  |
|  Close to schools               |  Close to sports facilities       |  Close to medical centre      |



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