















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

**375,670€**

Price updated 07/25 Incredible value villa designed and built on a plot of your choice with every aspect totally customisable. The property itself offers three bedrooms, two bathrooms with a large lounge with open plan kitchen and a lovely terrace area just off the living room to extend your feeling of indoor outdoor living. If you are looking for a modern house with the ability to customise the house to suit you then this property is perfect for you. The master bedroom has an ensuite bathroom with french doors giving access to the covered terrace. there is also a further two double bedrooms with a shared bathroom between them. The large lounge is very bright with French doors out to the terrace. The kitchen is at the far end which can be customised to suit (can be separete or open plan at no cost). There is also a separate utility area just off the kitchen. The property comes with mains electric and a water (depending on the plot you choose) good, reliable internet connection is also available in the area. The house includes as standard: \* preinstalltion of air conditioning, \* preinstallation for a fire place\* kitchen island or L Shaped kitchen with granite worktop\* 1m wide pavemnet around the house\* shower for the pool\* electric gate\* electric window blinds\* bathroom options included are walk in shower (no shower screen) or bath, vanity unit with mirror\* 3,000m2 of fenced area around the houseExtras availabe are only limited to your imagination. Only limitation is your budget. Examples include:Pool 8x4 / 12x3 = 17.000 + 21% IVA (if not already in the build price) Pool Heating Pre installation = 1.200€ + 21% IVA Salt water Pool = 2.600€ + 21% IVA A/C (hot and cold) = Mitsubishi Electric MGPEZ-100VJ= 3.270€ + 21% IVA or EAS Electric modelo R32 A++ EDM105VK = 2.750€ + 21% IVA or Gree UM XDT 36<sup>a</sup>++ = 2.950€ + 21% IVA Island for kitchen 2,50x1,20 (30cm overhang) from = 2.150€ (if you want L shaped plus an island (either or is included)) Standard built in Wardrobes = subject to doors and size chosen Ceiling lights (Aro BPM 3010 aluminio blanco + lampara led GU-10 5W) = 40€/ud (if you want electricion to supply and fit) Solar Panel Electricity + Converter + Batteries = subject to client requirements (if plot does not have mains electric a solar system will be included min 5.5KW sysytem)We have been helping clients with their design and build projects since 2004 and as such have a wealth of knowledge and experience which we can bring to bear to make sure that your new dream home is perfect for your new lifestyle. Call

- |   |   |  |
|---|---|--|
|  3 bedrooms                     |  2 bathrooms   |  165m <sup>2</sup> Build size |
|  10,000m <sup>2</sup> Plot size |  Fenced plot   |  Water Deposit                |
|  Open Terrace/Patio             |  Septic Tank   |  Utility room                 |
|  Electric gates                 |  Swimming Pool |  Telephone                    |
|  Internet                       |  Great views   |  |



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