



## 3 bedroom Villa for sale in Pinoso, Alicante

279,995€



Welcome to our exceptional new-build villas in the picturesque town of Pinoso, where luxury meets affordability in a serene countryside setting. These stunning properties are designed to offer a high standard of living while providing customization options to suit each buyer's personal preferences.

**Pricing and Plot Information** The advertised price of €279,995 includes the villa, a plot valued at €40,000, and an 8x4m swimming pool. However, most available plots range in price from €55,000 to €60,000, offering larger or more desirable locations at an additional cost.

**Villa Specifications and Customization** Each villa features a 115m<sup>2</sup> modern open-plan design with a seamless flow between living spaces. The layout can be fully customized to accommodate individual tastes and lifestyle needs. The property comes with mains water and electricity included, ensuring a hassle-free living experience.

**The standard price includes:**

- 1m terrace surrounding the house
- Standard kitchen, chosen by the client from a selection of styles
- A variety of tiles for flooring and bathrooms
- Standard bathroom fittings
- 10mm insulation, ensuring an A energy rating for efficiency and sustainability
- Optional extras include: Larger swimming pools, such as the 10x5m pool shown in photos
- Raised 20m<sup>2</sup> front terrace (standard design is on ground level)
- White beams at the front of the property
- BBQ and summer kitchen
- Garage or guest apartment
- Heating and cooling systems

**Plot Options** Buyers have a range of plots to choose from, allowing them to select their ideal setting. Available plots include:

- Walking distance to town (with open landscapes and no trees)
- A few minutes' drive from town, featuring scenic almond groves
- All villas have an estimated build time of 7-8 months, ensuring an efficient yet high-quality construction process.

**Self-Sufficient Living Options** For those seeking a sustainable lifestyle, our villas can be upgraded with:

- Complete solar systems for energy independence
- Raised vegetable gardens for homegrown produce
- Water collection systems to reduce water bills (average annual water costs are approximately €150 without savings)
- Low running costs, with annual council tax as low as €300
- High-speed internet for €30 per month

**About Pinoso** Pinoso, also known as El Pinós, is one of Spain's wealthiest towns, thanks to its marble mining, thriving footwear industry, salt deposits, and renowned wine and agriculture sector. The town is located in the heart of the Alicante wine region, surrounded by stunning mountain scenery. It is

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|---|---|---|
| <input checked="" type="checkbox"/> 3 bedrooms                            | <input checked="" type="checkbox"/> 2 bathrooms                         | <input checked="" type="checkbox"/> 115m <sup>2</sup> Build size    |
| <input checked="" type="checkbox"/> 10,000m <sup>2</sup> Plot size        | <input checked="" type="checkbox"/> Swimming Pool                       | <input checked="" type="checkbox"/> Pool: Private                   |
| <input checked="" type="checkbox"/> walking distance to town              | <input checked="" type="checkbox"/> Fast Internet & Phone               | <input checked="" type="checkbox"/> Mains Electric                  |
| <input checked="" type="checkbox"/> Double glazing                        | <input checked="" type="checkbox"/> Walking Distance - Restaurant / Bar | <input checked="" type="checkbox"/> Equestrian                      |
| <input checked="" type="checkbox"/> Utility Room                          | <input checked="" type="checkbox"/> fenced plot                         | <input checked="" type="checkbox"/> Terrace                         |
| <input checked="" type="checkbox"/> Pre-installation for Air Conditioning | <input checked="" type="checkbox"/> Mains Water                         | <input checked="" type="checkbox"/> Pre-install For Central Heating |
| <input checked="" type="checkbox"/> Cess Pit / Septic Tank                |   |   |



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