





## 3 soverom Villa til salgs i Hondon de las Nieves, Alicante

239.540€



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 and there is 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 separate 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 available 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-100V]= 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 electrician 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 syystem)Link to Plots INCLUDED in the build price quoted:

<https://stratusinternational.com/property/9550/vil...>Link to Plots with Olive Orchards, water and electric with an additional cost €50/€5.000 on the build price quoted <https://stratusinternational.com/property/9551/vil...> We have been

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|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  3 soverom                           |  2 bad |  135m <sup>2</sup> Bygg størrelse |
|  10.000m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Fenced plot                                           | <input checked="" type="checkbox"/> Water Deposit                                                                      |
| <input checked="" type="checkbox"/> Open Terrace/Patio                                                                 | <input checked="" type="checkbox"/> Septic Tank                                           | <input checked="" type="checkbox"/> Utility room                                                                       |
| <input checked="" type="checkbox"/> Electric gates                                                                     | <input checked="" type="checkbox"/> Telephone                                             | <input checked="" type="checkbox"/> Internet                                                                           |
| <input checked="" type="checkbox"/> Great views                                                                        |                                                                                           |                                                                                                                        |