





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

280,500€



Key ready villa with incredible views over pine covered mountain ranges, vineyards and orchards. The property itself offers four 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 has French doors which lead out to the terrace and swimming pool area. Included in the price is a large terrace with beautiful swimming pool offering stunning views over the surrounding country side. To the back of the property you have two double guest 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. There is also a separate utility area just off the kitchen. Finally there is a fourth bedroom which can be used as an office, dining room or games room. The property comes with mains electric and a water deposit and good, reliable internet connection is also available in the area. The house includes as standard: \* preinstallation of air conditioning, \* preinstallation for a fire place\* kitchen island or L Shaped kitchen with granite worktop\* 1m wide pavement 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-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 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 system) We have been helping clients with their design and build projects

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|---|---|--|
|  4 bedrooms                     |  2 bathrooms |  157m <sup>2</sup> Build size |
|  10,000m <sup>2</sup> Plot size | <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"/> Swimming Pool   | <input checked="" type="checkbox"/> Mains Electric  | <input checked="" type="checkbox"/> Telephone  |
| <input checked="" type="checkbox"/> Internet  | <input checked="" type="checkbox"/> Great views   |  |