

## Villa in Pinoso - New build

Ref: AMAM-VILLA ESPLIEGO

**Price**  
**€350,000**



**Property type :** Villa

**Parking :** Driveway

**House area :** 165 m<sup>2</sup>

**Location :** Pinoso

**Plot area :** 10743 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

✓ Mains Electric

✓ Mains Water

✓ Pre-installation for Air Conditioning

✓ Fenced Plot

Situated in a privileged setting, this newly built villa is perched in an elevated position, offering spectacular views of the mountains surrounding the charming town of Pinoso. Just a few minutes' drive away, Pinoso welcomes you with all the services you need for daily life: supermarkets, restaurants, schools, sports facilities, a health center, and a vibrant local atmosphere.□□

The villa features 3 bright bedrooms, including a master bedroom with an en-suite bathroom, designed for comfort and privacy. The two full bathrooms are finished with high-quality materials, adding a touch of elegance to every detail.□□

The heart of the home is its living-dining room, bathed in natural light streaming through large windows. These connect the interior with the porch and the pool, creating an ideal space to enjoy the Mediterranean climate. The spacious and functional kitchen includes a practical utility room, providing additional storage and versatility.□□

Among its comforts, the villa offers motorized aluminum shutters and pre-installation for ducted air conditioning, ensuring comfort all year round. It also includes an arothermal system for hot water.□□

Outside, the 4x8-meter pool invites you to relax and refresh, surrounded by a stylish 1.5-meter ceramic-paved area.□□

This property is perfect for those seeking a tranquil retreat without giving up modern comforts and the proximity to a lively town with all amenities.□□

Included in the Price:□□

Plot of 10,743m<sup>2</sup>.4x8m pool with 1.5m ceramic paving around.Built with Ytong, energy efficiency A.Pre-installation for ducted air conditioning (units not included).Arothermal system for hot water.Bathroom furniture and shower screens.Wall-hung toilets with automatic flush.Security glass in windows.Electric aluminum shutters.Electric motorized sliding entrance gate.Water and electricity included.Fenced plot up to 3,000m<sup>2</sup>.Wide selection of ceramic tiles for the client to choose from.Includes all project documents: project management, municipal building permits, and habitation certificate.Weekly reports, photos, and videos of the construction process.Turnkey delivery in 7-8 months from the first

