

**New build Villa for sale**

Price: €375,000

Bedrooms: 3

Bathrooms: 2

M2 Living: 131<sup>2</sup>M2 Plot: 752<sup>2</sup>

M2 Terrace: -

Address: Pedreguer, Alicante

This is a project for a modern villa to be built in the La Solana urbanisation, on the outskirts of Pedreguer. This attractive urbanization is ideal for those who want a relaxed life yet close to the coast and all amenities. The nearest beaches are 10 km to Denia and 12 km to Javea. Located in one of the quietest areas of the Costa Blanca, with great mountain views and golf courses nearby, La Solana enjoys a modern infrastructure, including underground telephone cables, central gas, street lighting, fire-hydrants and of course mains sewerage, underground electricity cables and water supply. The villa will consist of an open plan living/dining/kitchen, two double bedrooms, house bathroom, upstairs a master bedroom with en-suite bathroom and a covered terrace by the pool. The villa will include a rectangular swimming pool of 8 x 4m with pre-installation for heating, a pool terrace of 50 m<sup>2</sup> with metal railings and boundary walls. There will be a pedestrian gate with intercom and a motorised sliding door for vehicle access. Landscaping and decorative walls included. Interior carpentry: Dicomod integral kitchen. Milano 45 white polar laminate combined with bleached elm or similar, extractor hood, white Silestone worktop. Interior doors will be smooth, all in dm lacquered white and mounted with stainless steel fittings. Sliding wardrobes in interior lacquered in white dm. Exterior carpentry: The exterior carpentry will be anthracite gray aluminum model Technal SOLEAL FY. The house will be equipped with a central electricity box of 9.2 kw and we will be installing pre-installation of air conditioning, TV, telephone points in bedrooms, lounge and dining room. The entire house will be installed with full halogen led lights and automatic blinds in the bedrooms. The house will benefit from underfloor heating and installation of solar panels with accumulator. A Junkers Smart boiler with mixed condensation will be installed. The toilets will be suspended Roca model Dama. Vanity units oval. Taps will be Hans Grohe. Washbasin model Focus. Shower model Max of Tres with Rain shower head in chrome Make Tres. Pre-installation of washing machine points, dishwasher, 3 outside taps and water connection. A modern, spacious and comfortable home in a lovely, quiet area but within easy driving distance of all the amenities needed for modern, day to day living. This is just one of the many Spanish properties that we have to offer on the Costa Blanca in the Alicante province. If you are looking for an apartment, townhouse, villa, new build villa, country house or a plot to build your own property, we have them all, and we also offer a property finder service to help you find the property that is perfect for you. If you cannot find what you are looking for on our website please contact us with your criteria and your budget and we will do our very best to assist you.

