



Sales type : Resale

Energy certificate : Coming soon

Bedrooms : 4

Bathrooms : 3

Garden : no garden

Views : mountain & sea

Parking : carport

House area : 150m²

Plot area : 10000m²

We fully appreciate that moving to a foreign country is stressful at the best of time and to combine this with building a property from the ground up can be too much for many to comprehend, however we have a solution that makes the prospect of moving to your dream bespoke home in the sun just that little bit more appealing.

We have teamed up with the most respected builder in the area to provide a service from the initial visit to look at the area, meet the builder and look at plots, to choosing a lawyer to represent you, having contracts and agreements drawn up in your choice of language, flexible payment schedules..... the builder even takes images each and every Friday so that you can follow the build throughout.

So please do not worry. This may be a first time for you, but it is not for us. So let us guide you through the process from initial visit, introductions, on-going update through to completion and beyond.

Hondon Valley Homes are delighted to collaborate with the constructors of these beautiful homes that are being built to order for our clients. The construction time is 8 months from order and there is a huge amount of personalisation available when designing your home.

Also available at extra cost is full villa air conditioning and under floor heating.

There are a choice of stunning plots available in the Pinoso and surrounding areas and the builder also builds a variety of styles including the popular modern minimalist villas with prices starting from 256.000€

Traditional Villas 150m2 priced from 268.000€ (including plot to a value of 35.000€ and a swimming pool of 8x4m)

Traditional Villas 180m2 priced from 300.000€ (including plot to a value of 35.000€ and a swimming pool of 8x4m)

Traditional Villas 195m2 priced from 318.000€ (including plot to a value of 35.000€ and a swimming pool of 8x4m)

Traditional Villas 225m2 priced from 300.000€ (including plot to a value of 35.000€ and a swimming pool of 8x4m)

Modern Style Villas 145m2 priced from 287.750€ (including plot to a value of 35.000€ and a swimming pool of 8x4m)

Modern Style Villas 180m2 priced from 336.000€ (including plot to a value of 35.000€ and a swimming pool of 8x4m)

All builds are guaranteed fixed price once final specification has been agreed and signed off by the builder and yourselves. The whole build process and stage payments are monitored by your lawyers.

There is an initial 35% deposit required which secures the plot, licences, architects and 4 or 5 further stage payments until completion in 8/9 months. The whole transaction is monitored by your lawyer who will manage the stage payments in accordance with your contract.

Throughout the whole process the builder will keep you up to date with progress with a weekly photo dossier so that you can monitor progress remotely.

Please call Steven at our Hondon office 00 34 663797187 to talk about this exciting way of designing your dream home in Spain for much less than you thought possible. We have added a details specification at the foot of this listing.

The process is very simple.

Come to Spain to meet the builder, look at some finished projects, some in construction and decide on the style, size and budget of your project. Then go and look at available plots of land.

Meet the architect to finalise the design.

Meet the lawyer to prepare the contract, arrange the time scale and payment schedule. The price if the project is fixed at this point, with only alterations to the agreed plan being the only extra charges.

During the build phase you only need to come to Spain twice more, once to choose fixtures and fittings and finally for completion.... however most clients find any opportunity to jump on a flight and see their dream home being built. The builder sends progress photos each week to enable you to follow progress.

Our aim is to keep it as simple as possible from A-Z with all documentation in English where possible and your lawyer handling all payments on your behalf.

The model shown has been extensively altered by the purchaser with a much larger plot of 14.000m2, 4 bedrooms, 4 bathrooms, ground floor extension, open plan layout, 10x5m pool, Summer kitchen/BBQ, double garage, wheels chair accessible. POA.

What is included in the build:

HOUSE AND POOL. (INCLUDED IN TOTAL PRICE)

- Homes with 3-4 rooms, depending on the model, with modular-built-in wardrobes.
- High quality fitted kitchen with Silestone to choose from among several models.
- Bathrooms equipped with safety glass partitions in showers, shower bars, furniture with mirrors, Roca and/or Ramon Soler mixer taps to choose from.
- Fireplace inserted in a wall covered with marble around it.
- Decorated iron sliding door, 2 concrete pillars, with electrical pre-installation for lighting and motor.
- Fence of 3500 or a maximum of 240 linear meters around the house.
- Plot of more than 10,000 m2 in Pinoso. Price included up to 40,000 euros (Check prices in other areas)
- Pre-installation of air conditioning through ducts on the ceiling, in the living room, kitchen, bathrooms and corridors.
- High quality floors and tiles. (Range to choose from among 10 models, all of porcelain material)
- Insulation with EEC approved certification. (Placed on Ceilings, Walls and Floor). We guarantee energy rating Letter B.
- Perimeter sidewalks in all buildings.
- LED lights in kitchen, bathrooms and bedrooms.
- Complete swimming pool (pump, filter systems, 2 spotlights, additional steel ladder) with a 2-meter perimeter terrace included. (In modern-style houses you can choose several models of non-slip stoneware. The width of the pool terrace will be 1.5 meters)
- Interior doors to choose between 2 models and colors without extra charges.
- Rights and connection of water and electricity included in the price in Pinoso and surroundings, (consult other areas).
- Building book according to local regulations.
- High quality finishes. Demonstrable.
- Approved septic tank.
- High quality exterior windows and doors (German Shuko System), with thermal break.
- Projects, Construction Licenses, Habitability License or, failing that, Responsible Declaration of First Occupation, of Architect, Technical Architect, Quality Control of Concrete, Iron, Insulation, Waterproofing of roofs and terraces.

NOTE: Only in modern style houses.

II.- ANNEXED BUILDINGS AND OTHERS:

We offer different options for additional buildings such as:

- Annex buildings for guests with 1-2 rooms, living room, kitchen, etc.
- Garages for 1-2-3 cars.
- Warehouse buildings.
- Barbecues and outdoor toilets.
- Buildings for heating boilers and/or storage
- Decorative walls for the entrance of the property.
- Decorative roundabouts in the access to the main house.
- Jacuzzi in Pools.
- Additional terraces between the buildings and the pool.
- Garden design, etc.

III.- ELEMENTS OF COMFORT.

- Air conditioning by duct system in the ceiling.
- Underfloor heating. Diesel, Pellet and Electric Boiler.
- Home automation system (windows, security, lighting, air conditioning, etc.)
- CCTV security systems.
- Comprehensive home automation and security systems connected to the mobile.

The modern style houses include air conditioning machines and blinds electrical. The pool terraces are tiled with a modern design especially for exterior and will be 1.5 meters wide.

- The plots are included up to a maximum value of 35,000 euros