



**Property type :** Villa

**Location :** Hondón de las Nieves

**Area :** Alicante

**Bedrooms :** 3

**Bathrooms :** 3

**Year built :** 2024

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Town views

**Parking :** Driveway

**House area :** 230 m<sup>2</sup>

**Plot area :** 230 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 30 mins

**City :** 20 mins

**Golf :** 15 mins

✓ Fast Internet & Phone

✓ Double Glazing

✓ Terrace

✓ Mains Electric

✓ Walking Distance To Town

✓ Not Furnished - By Negotiation

✓ Mains Water

✓ Fenced Plot

✓ Mains Sewerage

We are very proud to offer for sale, 8 properties on the exciting new urbanisation in Hondon de las Nieves, on Calle Bodega, which is centrally located in the town, with walking distance to the shops, bars and restaurants. With prices starting from 352.500€ (see bottom of listing for all the prices)

- 8 detached villas on private plot, composed of two floors and basement with English patio.
- Open kitchen, living and dining room, guest toilet and bedroom with bathroom en suite, on the ground floor.
- Two bedrooms with bathrooms en suite and large terrace, on the first floor.
- Private garden with swimming pool and barbecue area.
- Parking place on plot.
- Electric car charging power socket.
- Individual private access from street.
- Thermal and acoustic insulation in accordance with the new Technical Building Code.
- White PVC exterior carpentry and shutters.
- Interior carpentry and closet fronts in smooth white lacquered sheets.
- Bathrooms and kitchens tiled from floor to ceiling with top quality tiles/gres.
- Top quality sanitary ware and taps, wc with built-in cistern.
- Porcelain stoneware or laminate flooring inside the house.
- Reinforced access door.
- Fully furnished kitchen, top and bottom units and granite countertop or synthetic agglomerate (silestone or similar).
- Electrical installation according to R.E.B.T. (Low Voltage Electrotechnical Regulations) with high electrification (9.2 KW).
- Smooth plaster on ceilings, removable ceilings in bathrooms with A/C installation.
- Ducted air conditioning system (with heat pump) on ground and first floor.
- Forced ventilation system with heat recovery.
- Aerothermal system for domestic hot water.
- Installation of photovoltaic panels on the roof for energy saving.

#### BUILDING SPECIFICATIONS - GRAPE TOWN VILLAS

#### 8 ECO-FRIENDLY DETACHED VILLAS WITH BASEMENT AND SWIMMING POOL

#### C/BODEGA, HONDÓN DE LAS NIEVES

Full details of the build m2, and price

GTV1 - 3 bed, 3 bath (2 ensuite), 230m2 build, 216.77m2 plot, 93.54m2 basement, South Facing - €352.500

GTV2 - 3 bed, 3 bath (2 ensuite), 228.m2 build, 248.85m2 plot, 91.7m2 basement, South Facing - SOLD

GTV3 - 3 bed, 3 bath (2 ensuite), 228.24m2 build, 218.18m2 plot, 91.7m2 basement, East Facing - €357.250

GTV4 - 3 bed, 3 bath (2 ensuite), 229.33m2 build, 229.92m2 plot, 92.79m2 basement, East Facing - €362.000

GTV5 - 3 bed, 3 bath (2 ensuite), 229.33m2 build, 232.26m2 plot, 92.79m2 basement, South-West Facing - €371.500

GTV6 - 3 bed, 3 bath (2 ensuite), 228.24m2 build, 220.77m2 plot, 91.70m2 basement, South-West Facing - €366.750

GTV7 - 3 bed, 3 bath (2 ensuite), 228.24m2 build, 266.45m2 plot, 91.70m2 basement, South-West Facing - €366.750

GTV8 - 3 bed, 3 bath (2 ensuite), 229.38m2 build, 243.24m2 plot, 92.84m2 basement, South Facing - €362.000