

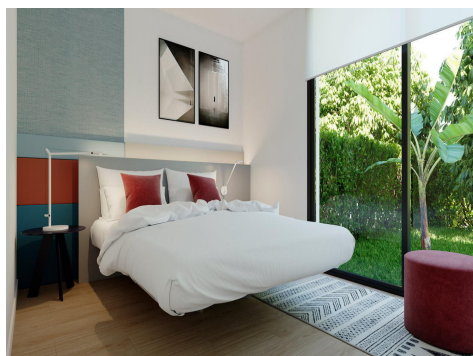
Ref: 1759

Price: 549,000€



-  **Villa**
-  **Font Del Llop**
-  **3**
-  **3**
-  **287m² Build Size**
-  **347m² Plot Size**
-  **Pool: Yes**

Well orientated homes with south facing gardens that boast spectacular views of the golf course...3 bedrooms and 3 bathrooms with private swimming pool, large basement and spectacular first line views over the golf course...Built on the Font del Llop Golf Course and Resort, the semi-detached "Makalu II Villas" comprise two terraced collective houses, minimally attached with two levels plus basement, own outside parking space, private pool, inner courtyard, terrace, solarium and storage room.They have large windows oriente...(Ask for More Details!)



Well orientated homes with south facing gardens that boast spectacular views of the golf course. 3 bedrooms and 3 bathrooms with private swimming pool, large basement and spectacular first line views over the golf course... Built on the Font del Llop Golf Course and Resort, the semi-detached "Makalu II Villas" comprise two terraced collective houses, minimally attached with two levels plus basement, own outside parking space, private pool, inner courtyard, terrace, solarium and storage room. They have large windows oriented and protected, allowing in winter that the sun warm and illuminated the interior of the houses. Strategic carpentry openings provide for through ventilation from facades and interior courtyards. A strongly vegetated environment through native species that, with the saving of water, will protect the bioclimate, since its vegetal mass renews the air, generates cross ventilation and absorbs CO2 emissions. All homes are designed and equipped to meet high performance in terms of energy efficiency and include a ten year builders' warranty that covers any structural defects in the villas. There are 16 plots being built in 2 phases, with plots 01-08 (phase 1) under construction. Plots 02-08 are priced at 549,000€ with plot 08 already being reserved. The end plot 01 is priced at 576,000€. Features of the villas includes: HVAC: Heating, Ventilation and Air Conditioning installation (hot and cold air), calculated for the size of the property, by means of a ducted air source heat pump. The Panasonic Aquarea exterior unit or the heat pump is installed on the roof. Kitchen: The Arancucine branded kitchen is fully fitted out with top and bottom kitchen cabinets with customised options available. Laminam or a similar brand of porcelain countertops and backsplashes. Soft closing drawers, cooking column included for a conventional oven and microwave. Extractor hood fitted in the top cupboard. Sink fitted under the countertop and Hansgrohe or similar taps. Household electrical appliances from Whirlpool include built-in oven, built-in microwave, induction hob, fridge-freezer and dishwasher. Outside: Private swimming pool with a non-slip fossil style natural limestone paved area around it, which has an excellent thermal performance. Swimming pool shower installed and landscaped area. Outdoor parking spaces included in the plot. Cypress perimeter fence. Drip irrigation pre installation in garden area. Location: Ideally located in the Alicante province, the Font del Llop Golf Course and Resort benefits from 2 airports within an hours drive. In addition, there are first class motorways and train services that connect the community to major cities. For beaches, residents of Font del Llop are spoilt for choice with several within 30 minutes, that have been awarded the prestigious Blue Flag: Airports: Alicante International Airport - 20 minutes; Murcia International Airport - 60 minutes; Train station: AVE station in Alicante - 24 km; AVE station in Murcia - 71 km; Blue flag beaches: Postiguet - 25 minutes; Playa de los Saladares - 25 minutes; Playa Arenales del Sol - 30 minutes;