

VES5731D

Price: 45,000€



-  **Land**
-  **Calasparra**
-  **150m² Build Size**
-  **5000m² Plot Size**
-  **Pool: Yes**

Ref: MC1-MURCIA-PLOTS Individual Building Plots with planning permission granted either on established urbanisations 525m2 - 1,000m2 or in prime country locations from 5,000m2 (legal) with stunning mountain views yet close to the amenities of a village or small market town. Legal building plots from €40,000 Euros We also offer a bespoke turnkey service which includes a plot of your choice on which we will create your dream home in a beautiful location with outstanding views with quality control and supervision by well respected architect. Individual Bespoke Villas - Local Quality Spanish Builders - Respected Spanish Architects Hot Proper...



ies in Spain was established in 2002 and from the start we specialised in country areas as well as the coast. Over the last 20 years we have built up our knowledge and contacts and have a good relationships with many local builders and architects. Our favorite country areas are in North West Murcia and North East Murcia because both offer beautiful countryside with some stunning views yet are not remote or isolated. In each of these areas are small towns and villages with full amenities and expat communities that are not large enough to spoil this part of real Spain. Also both areas range from 45 minutes to 90 minutes from the coast and the airports of Alicante & Murcia on excellent roads. We usually can offer a wide choice of legal building plots in excellent Spanish locations and of different sizes to suit most requirements. Many of these plots will be in or close to small hamlets with beautiful views and will have mains water, electric, sewage and telephone already in place and be approved by the local planning office. You can either just buy a plot or you can take advantage of our package for the buyer who wants an individual house built to their own ideas and tastes. From your wish list we can suggest a choice of individual plots in different areas that would be suitable and fully legal and we can either suggest a builder who has already a planning approved project or we can put you in touch with the right architect for the area of your choice who has the experience, reputation and understanding of the local planning laws and regulations. The architect will convert your ideas into a plan suitable for the plot and your budget and would get quotes in from other reputable builders and then subject to your approval would project manage the construction through to completion. The architects services are an optional extra. Because we are able to identify well priced plots and reliable builders this ensures the build quality but at the same time to keep costs down so that you can buy an individual house designed to your specific tastes for a price less than a typical villa on an urbanisation. We have many happy clients who have used our "individual villa package" We have several excellent plots for sale from €40,000 with planning permission all will have mains water and electric connected. We have plots on established urbanisations from 525m² to 1,000m² and we also have some wonderful country plots from 5000m², in good positions with lovely views yet close to a local town or village with amenities. Build costs depend on your specification but we can usually suit most budgets. We work with two renowned architects and one of these has adapted the acclaimed Passivhaus Building Concept especially for the Mediterranean so that the whole house has an A rating for energy efficiency without increasing the building costs. His buildings provide a high level of occupant comfort while using very little energy for heating or cooling. They are built with meticulous attention to detail and rigorous design and construction according to principles developed by the Passivhaus Institute in Germany, and can be certified through an exacting assurance process. The

Passivhause building concept is the gold standard for energy efficient and refers to buildings created to rigorous energy efficient design standards so that they maintain an almost constant temperature. ... There are 5 principles of a passive house? Fundamental to the energy efficiency of these buildings, the following five principles are central to Passive House design and construction: 1) superinsulated envelopes, 2) airtight construction, 3) high-performance glazing, 4) thermal-bridge-free detailing, and 5) heat recovery ventilation.