

Ecological, environment-friendly country homes, custom built with bioclimatic design concepts...

Región de Murcia										exchange			optional	
	floors	beds	baths complete	living	construction	porches m ²		solarium	storage	aprox. £ 1,50	Euros	garage m ² 30	central heating	
				space m ²	m ²	front	rear	loft m ²	electric low/consumption oil filled radiators				ecological under floor +pool heating (see "notes")	
Alicia	1	3	2	86	99	20	-		8	£160.333	240.500 €	29.000 €	6.250 €	Customised quotation for each home.
Isabel	1	2	2	89	99	20	-		8	£160.333	240.500 €	29.000 €	6.250 €	
Victoria	1	3	2	112	126	27	18		10	£199.000	298.500 €	29.000 €	6.750 €	
Victoria Rústica	1	3	2	112	126	27	18		10	£226.333	339.500 €	29.000 €	6.750 €	
Pamela	1	3	2	118	134	20	8	26	80*	£221.000	331.500 €	26.000 €	7.000 €	
Sofía	1	3	2	128	150	19	9		120	£227.333	341.000 €	29.000 €	7.000 €	
Ana	2	3	2	156	168	3	32		10	£240.000	360.000 €	29.000 €	6.750 €	
Ana Rústica	2	3	2	156	168	3	32		10	£254.333	381.500 €	29.000 €	6.750 €	
Marta	1	3	2	124	140	27	0		10	£209.333	314.000 €	29.000 €	6.750 €	
Rocío	1	5	2	140	158	49	0		10	£249.667	374.500 €	29.000 €	8.250 €	
Pamela (5 beds)	2	5	3	207	233	20	8	26	8	£303.667	455.500 €	Included	8.250 €	
Pamela (4 beds)	2	4	2	192	228	20	8	58	8	£306.333	459.500 €	Included	8.250 €	

Example of typical payment schedule for mod. Alicia w/o bank mortgage (adjusted accordingly to accomodate each client)....

day 1	a)	Selection and reservation of plot of land. Customise floor plan. Preparation of contract begins.	3.000 €
day 20-30	b)	Transfer ownership of land to client at the Notary + signing of sales contract. Foundations are laid and construction begins.	65.000 €
day 60	c)	Phased construction: At roof level, client selects floor/wall tiles, kitchen cabinets + w/top, sanitary ware, etc.	65.000 €
day 90	d)	Phased construction: Tiling roof, interior/exterior rendering, electrical/plumbing installation in progress. Selection of interior/exterior colouring and finishes.	65.000 €
day 120-150	e)	Completion of construction work = new home ready-to-move-in. Return to Notary to include house on the Title Deeds. Final payment/keys handed over to the new owner.	42.500 €

Notes & observations (minor details may vary between models)....

- Each model can be customised by the client to accommodate personal requirements. We invite innovative ideas and build new designs to client's personal specification. All homes include: Freehold ownership of the land + full Title Deeds on completion (optional bank mortgage, if required), Town Hall building license, geological analysis of sub-soil, certified architect's project. **In addition... "Outside"**: Fenced-in garden area surrounding house (approx.2,000 m²), wire fencing on 3 sides with wall/fencing at front. Main entrance walls with columns including a pedestrian gate incorporated into the sliding main entrance wrought iron gate and video/entry phone. Mains electricity and where possible mains water connection, otherwise 30,000 l. underground water tank with electric pump. Each home is equipped with an independent "ecological plant", installed underground for "waste-water treatment. **"Inside"**: Domestic water is heated by solar panels, loft area for storage with collapsible ladder, spacious fitted wardrobes in each bedroom, both bathrooms to choose between bathtub or ample size shower, vanity cabinet with mirror/lights in each bathroom, log burning fireplace, d/glazed windows, white aluminium window frames with aluminium roller blinds, fly net incorporated and quality wrought iron security grills.
- Legal costs: Notary fees, property registration, VAT, stamp duty, etc. add "approx." 8% to price of sale. Official receipts provided.
- Standard lofts have unfinished walls/floors. *Pamela: Stand-up space in loft area of 50+ m² - For this model only: Optional staircase to loft area can be built to access additional bed/bathrooms or sports/office rooms. Rest of loft space for Pamela and all of loft space in other models is usable for storage.
- **Optional "environment-friendly" concepts**: Under floor radiant heating powered by solar panels with a low consuming compressor back up. Automatically diverts excess heat towards heating the pool. Same system also cools interior floors in summer...
Water conservation: Option to recycle waste water by storing underground as odourless, clear water for the garden. "Roof gutters" to divert rain water to the same storage tank, ensuring abundant water (which is wasted in normal homes) for a greener, more ecological garden!

Observation: We reserve the right to improve construction/design concepts of our new homes. Prices may change. Please consult before quoting a definitive price to the client.