



**Property type :** Villa

**Location :** La Romana

**Bedrooms :** 4

**Bathrooms :** 3

**House area :** 259 m<sup>2</sup>

**Plot area :** 14500 m<sup>2</sup>

✓ Mains Electric

✓ Mains Water

✓ Pre-installation for Air Conditioning

✓ Fenced Plot

#### New Build Villa with Guest House in La Romana

Located in a privileged setting, this new build villa is positioned on an elevated plot, offering spectacular views of the mountains surrounding the charming town of La Romana. Just a few minutes' drive away, La Romana provides all the necessary services for daily life: supermarkets, restaurants, schools, sports facilities, a health center, and a vibrant local atmosphere.

The property consists of a main villa and a guest house, offering an ideal space for family living while providing full independence and comfort for visitors.

**Main Villa:** 2 bright bedrooms and 2 full bathrooms, including a master suite with a private bathroom, designed for comfort and privacy.

**Guest House:** A fully equipped space featuring a living-dining room, kitchen, 2 bedrooms, and 1 bathroom, ensuring independence and comfort for guests or family members.

#### Design and Features

The heart of the villa is its spacious living-dining room, bathed in natural light streaming through large windows. These connect the interior to the porch and private 4x8-meter swimming pool, creating the perfect space to enjoy the Mediterranean climate. The kitchen, spacious and functional, includes a practical utility area for added storage and versatility.

The villa is equipped with motorized aluminum shutters and pre-installed ducted air conditioning, ensuring comfort all year round. Additionally, it features an aerothermal system for hot water, enhancing the home's energy efficiency.

The swimming pool is surrounded by an elegant 1.5-meter ceramic terrace, creating the perfect environment for relaxation and entertainment.

Included in the Price:

Land price included: 30.000 euros  
Private 4x8-meter swimming pool  
Ytong construction with A-rated energy efficiency  
Pre-installed ducted air conditioning  
Aerothermal system for hot water  
Fully fitted bathrooms with furniture and shower screens  
Wall-hung toilets with automatic flush  
Security glass windows  
Motorized aluminum shutters  
Electric sliding entrance gate  
Water and electricity connections included  
Choice of ceramic tiles by the client  
Complete project documentation with licenses and technical supervision  
Weekly reports with photos and videos of the construction process  
Key-ready in 7-8 months from first payment

This villa is perfect for those seeking a modern and efficient home in the heart of nature, with the advantage of a guest house for added versatility.

