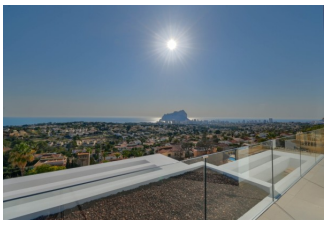
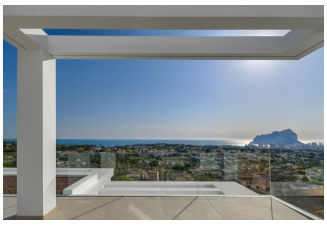
Villajoyosa, Calle Costera de la mar, 3 , 03570, +34 603 500 700 | Albir (Alfaz del pi), Boulevard los Musicos 6, Albir, 03581, +34 966 866 563

REF: # 13204 **CALPE/MORAIRA**

INFO

PRIS:	1.985.000 €
BOLIG TYPE:	Villa
STED:	Calpe/Moraira
SOVEROM:	4
Bad:	4
BOAREAL (m2):	418
TOMT (m2):	823
Terrasse (m2):	-
ÅR:	-
ETASJER:	-
MELDING	-

BESKRIVELSE

Directly from the promoter! LOCATION: This property is located in an elevated area of Calpe, offering spectacular panoramic views from Calpe to Moraira, as well as towards the emblematic Peñón de Ifach, symbol of the Costa Blanca. One of its advantages is its proximity to the city of Calpe, which offers a wide variety of restaurants, cafes, shops and numerous leisure areas, such as the Real Club Náutico, as well as its wide sandy beaches with pleasant promenades. The well-known beach of La Fustera is less than 5 minutes away by car, allowing you to enjoy a natural environment ideal for ecological walks. HOUSING: This villa has been built on a plot of 802 m² and has an area of 418,85 m². It is distributed over 3 floors, connected by internal stairs and elevator. From the street entrance and through automatic gates, there is direct access to the main entrance of the house and the open parking area in the garden. The UPPER FLOOR, with an area of 62.33 m², consists of 1 double bedroom with en-suite bathroom and terrace with panoramic sea views. On this floor there is also a closed garage. The GROUND FLOOR, with an area of 162.97 m², has a spacious living/dining room, fully equipped

kitchen, laundry room, 1 guest toilet and 2 double bedrooms, each with its own en-suite bathroom. From every room on this floor you can enjoy spectacular views of the sea. On the SEMI-BASEMENT FLOOR, with an area of 66.73 m², there is a cinema room, a wine cooler, 1 double bedroom with en-suite bathroom, 1 toilet and a hall that gives access to the porch and a barbecue area, leading to the pool area surrounded by a terrace of 29.52 m². From each floor you can delight and relax watching the sea and every sunrise. EQUIPMENT: Pre-installation of solar system. Solar panel for domestic water with 200 litre accumulator and aerothermal energy. Underfloor heating with aerothermal heat pump. Ducted air conditioning and individualized control per room. LED lighting in the exterior front slabs. Suspended toilets. Garden with automatic irrigation. Lift. Technal Windows. Blinds with home automation system. Installation of indoor alarm and pre-installation of outdoor cameras. Automatic doors. Kitchen equipped with Bosch/Siemens appliances. Integrated porcelanosa taps Large Format in Bathrooms Porcelain tile 1 x 1 mt Sonos sound system on pool terrace. Natural stone cladding on façades Above-ground infinity pool Energy classification A. If you would like to find out more about this spectacular villa with panoramic views, please contact us to arrange a viewing or visit us directly at our office in Calpe

ENERGETIC CERTIFIED

UTSIKT

- Panorama

PARKERING NR BILER

Garasje nr biler : 1

ENERGETIC CERTIFIED

"OUR EXPERIENCE IS YOUR GUARANTEE"