



## Detached Villa for sale in Calpe, Calpe

1 370 000 €

Référence: R5039257 Chambres: 4 Bain: 3 Terrain: 828m<sup>2</sup> Construite: 377m<sup>2</sup>





## Costa Blanca North, Calpe

Modern villa on the coast of Benissa and Calpe, 1.5 km from La Fustera beach (Costa Blanca, Alicante). The villa features luxury qualities and is located in one of the best areas of the Costa Blanca, 1.5 km from La Fustera beach, on the coast of Benissa, between the towns of Moraira and Calpe. The villa has two floors:- Ground floor: this floor has the garage with capacity for 2 cars and from where there is a door providing direct access to the interior of this floor where there is 1 bedroom with en-suite bathroom and dressing room, laundry room, courtesy toilet, and spa area and/or other leisure and relaxation activities. Access to the upper floor is via an internal staircase.- Upper floor: this floor is distributed into an entrance hall, modern fully equipped open-plan kitchen to the spacious living-dining room from where you access the terrace and pool area. On the other side of this floor is the resting area where 3 bedrooms are located, with 1 of them having an en-suite bathroom and another bathroom shared by the other two bedrooms. All three bedrooms have direct access to the pool terrace. Among the main features, qualities, and finishes of the property, we highlight the following:- Modern high-end kitchen consisting of a floor-to-ceiling column area with cabinets, drawers, lofts, 2 niches with LED lighting, and a separate island. It will be equipped with appliances (oven, microwave, plate warmer, two combined refrigerators with fridge and freezer, dishwasher, and extractor fan embedded in the ceiling above the 90 cm cooktop placed on the island).- Laundry room with furniture and equipped with sink, washing machine and dryer, water softener installation, 250-liter aeroterm, and inertia tank.- Hot and cold air conditioning via ducts with independent thermostats in each room.- Underfloor heating with a heat pump throughout the property with independent thermostats in each room.- Pre-installation of alarm inside and outside the property.- Exterior carpentry of aluminum with thermal bridge breakage and great thermal and acoustic insulation.- Exterior shutters or motorized blinds in bedrooms according to project.- Glazing with low-emissivity glass offering excellent thermal insulation, high light transmission, and effective protection against solar radiation.- Interior carpentry with lined wardrobes, with a height from floor to ceiling. Passage doors made of Etimoe veneered wood on the upper floor's door and white lacquered on the ground floor with hidden hinges and magnetic closure.- Bathrooms, complete installation of sanitary ware, faucets, and bathroom furniture made of high-end materials. Thermostatic showers with overhead rain effect and niches with RGB LED lighting with color change options.- Halogens and lamps will be installed inside and outside the property.- Installation for TV and internet in the main rooms of the property.- Photovoltaic installation.- Heated pool with automatic cover, lighting with 3 RGB LED projector lights, and heat pump.- Landscaping of the plot with low maintenance garden.- Hot water system via aerotermia with a capacity of 250 liters in the laundry combined with solar plates with a 150-liter tank on the roof.- Installation of two doors, one pedestrian with intercom and another for vehicles with a motor.- Paved access to garage and parking area using aged texture non-slip paving stones.- Spa area and/or other leisure and relaxation activities with windows to the inside of the pool, interior RGB lighting, and halogens, with pre-installation for jacuzzi, bar/bar with sink, TV/cinema with space for billiard table, conditioned and mechanical ventilation with heat recovery. The villa is located in one of the most beautiful residential areas of the Costa Blanca. The towns of Calpe, Benissa, and Moraira offer an extraordinarily attractive and ecologically interesting coast, with a rugged coastline featuring numerous beaches and hidden coves. Just 1.5 km from this extraordinary property is the main beach of the town, La Fustera Beach, a sandy beach located between the Les Basetes Nautical Club and Cala Pinets, which has the "Blue Flag" distinction certifying the quality of its waters and the multiple services available: seafront promenade, walkways and access for the disabled, children's play area and sports, red cross, bus stop, parking, maritime surveillance, cafes and restaurants, etc. From La Fustera Beach, you can access the Benissa Ecological Walk, from where you can start a pleasant journey of just under 2 km, alongside part of the coastline of Benissa, and enjoy views of the sea and some coves and cliffs of great beauty. The privileged location of this property is enhanced by its short distance to the towns of Calpe, just 2.5 km from La Fossa Beach, and Moraira only 9 km away. For golf and water sports enthusiasts, it is possible to enjoy these activities at the Ifach Golf Club, just 6.5 km from the property, and at the Les Basetes Nautical Club, only 2.3 km away. Expected completion date June 2025.





## Spécification:

### Caractéristiques

Terrasse couverte

Salle de stockage

Buanderie

### Sécurité

Système d'alarme

### Parking

Garage