

## 3 soveværelse Villa til salg i Calpe, Alicante

**1.370.000€**



Superb modern villa on the coast of Benissa and Calpe, 1.5 km from La Fustera beach. The villa is being built with luxury finishes and is located in one of the best areas of the Costa Blanca, on the coast of Benissa, between the towns of Moraira and Calpe. The villa consists of two floors:- Ground floor: On this floor, there is a garage with capacity for 2 cars and a door from which provides direct access to the interior of this floor, where there is one bedroom with an en-suite bathroom and dressing room, a laundry room, a guest toilet, and a spa area and/or other leisure and relaxation facilities. An interior staircase leads to the upper floor.- Upper floor: This floor comprises an entrance hall, a modern, fully equipped kitchen open to the spacious living-dining room, from which there is access to the terrace and pool area. On the other side of this floor is the sleeping area, which houses three bedrooms, one of which has an en-suite bathroom, and another shared bathroom. All three bedrooms have direct access to the pool terrace. Among the main features, qualities and finishes of the house, we highlight the following:- Modern, high-end kitchen featuring a floor-to-ceiling column area with cabinets, drawers, shelves, two niches with LED lighting, and a separate island. It will be equipped with appliances (oven, microwave, plate warmer, two fridge-freezer combos, dishwasher, and a built-in extractor fan above the 90cm hob on the island).- Laundry room with furniture and equipped with a sink, washing machine and dryer, water softener, 250-liter unit heater, and inertia tank.- Ducted air conditioning with hot and cold air pump and independent thermostats in each room.- Complete installation of underfloor heating with heat pump throughout the house, with independent thermostats for each room.- Pre-installation of an alarm system inside and outside the house, with provision for closed circuit surveillance cameras, using a wired network centralized in a RAC cabinet.- Aluminum exterior carpentry with thermal bridge break and excellent thermal and acoustic insulation.- Louvred shutters or motorized blinds in bedrooms according to the project.- Glazing using low-emissivity glass that offers excellent thermal insulation, high light transmission, and effective protection against solar radiation.- Interior carpentry with lined wardrobes, floor-to-ceiling height. Veneered wood interior doors on the upper floor and white lacquered doors on the ground floor with concealed hinges and magnetic closure. Bathrooms fittings

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|  3 soveværelser                   |  4 badeværelser             |  377m <sup>2</sup> Byg størrelse |
|  828m <sup>2</sup> Grundstørrelse |  Svømmepøl                  |  Air conditioning                |
|  close to the sea                 |  Covered terrace            |  Design                          |
|  double glazed                    |  Energy Rating: In progress |  Equipped kitchen                |
|  New Build                        |  Open Views                 |  Parking                         |
|  Pool: Private                    |  south                      |  Underfloor heating              |



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