























## 4 soverom Villa til salgs i Calpe, Alicante

1.370.000€

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. Bathroom

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|  4 soverom                        |  3 bad                      |  377m <sup>2</sup> Bygg størrelse |
|  828m <sup>2</sup> Tomtestørrelse |  Svømmebasseng              |  Air Conditioning Hot and Cold    |
|  Garage                           |  heating underfloor         |  open terrace                     |
|  Parking                          |  Storage room               |  Covered terrace                  |
|  Laundry                          |  doble glazing              |  Alarm                            |
|  garden                           |  Security door              |  porter service                   |
|  construction year: 2025          |  urbanization: Urbanizacion |  Orientation: Sur                 |
|  near the beach                   |  |  |



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