



## 4 soverom Villa til salgs i Calpe, Alicante

840.000€

Move into this modern villa in Calpe with two independent homes, high energy efficiency, and a private garden. Ideal for living or investing. This elegant newly built villa in Calpe combines contemporary design, energy efficiency, and functionality. It consists of two completely independent homes, one on each floor, making it a perfect option both for living and for investment as a holiday or long-term rental. Layout and comfort The upper floor features underfloor heating, while both floors have air conditioning with a heat pump, ensuring ideal comfort throughout the year. The kitchens are fully equipped with Bosch appliances (refrigerator, induction hob, dishwasher, extractor hood, oven, and washing machine) and elegant Silestone countertops. Throughout the property, you'll find LED lighting, bathrooms with glass screens and vanity units, white lacquered interior carpentry, built-in wardrobes with drawers and hanging rails, and porcelain stoneware floors. The house also features a security door and alarm system. Energy efficiency and equipment Sustainability is a priority in this villa. It includes a 10 kW photovoltaic solar installation with 19.2 kWh lithium batteries (8 LV units), allowing for almost autonomous operation. The Technal exterior carpentry with Climalit safety glass and mosquito nets in the bedrooms ensures thermal and acoustic comfort. Additional features include electric blinds and an outdoor shower with hot water, perfect for summer days. Exteriors and finishes The garden is fully finished, with anti-weed mesh, red marble gravel, and programmable drip irrigation. The access from the street is paved with natural stone, and the property offers two independent outdoor parking spaces, stone perimeter walls, terraces with steel and glass railings, and automatic gates with intercom. In addition, one year of pool and garden maintenance is included, so you can enjoy your new home from day one. Location Located in the charming town of Calpe, in the heart of the Costa Blanca, this villa offers a peaceful and bright setting surrounded by nature, beaches, and all amenities. A perfect place to create lasting memories and live the authentic Mediterranean lifestyle.

- 🛏 4 soverom
- 📐 765m<sup>2</sup> Tomtestørrelse
- ✓ barbecue
- ✓ doble glazing
- ✓ internet
- ✓ near the town center
- ✓ parking
- ✓ storage room

- 🛁 4 bad
- ✓ Svømmebasseng
- ✓ construction year: 2025
- ✓ fenced plot
- ✓ laundry
- ✓ open terrace
- ✓ satelite tv

- 🏠 177m<sup>2</sup> Bygg størrelse
- ✓ air conditioning hot cold
- ✓ covered terrace
- ✓ garden
- ✓ near the beach
- ✓ outdoor shower
- ✓ security door