












## 6 bedroom Villa for sale in Calpe, Alicante

2,650,000€



Unique and exclusive luxury mansion, on three levels, for sale in Calpe. Situated in Urbanization La Empedrola, plot (1U+2U+3U), 03710 Calpe (Alicante), unbounded panoramic view on the total surrounding area, because on top of a hill (views on Calpe, Peñon Ifach, the sea, the mountains, Benissa...). Situated at 180 meters above sea level. In a most private, quiet and peaceful surrounding, without any inconvenience of the neighborhood. Sun shining on the plot from morning till evening. The land surface is 6.700 m<sup>2</sup>, the build surface is 1089 m<sup>2</sup>. Distribution of the house: from the gateway there is a sweeping drive leading up to the entrance of the property. An ample stairway leads to the main entrance of the master house, which contains three levels, and there is a separate entrance to a one levelled connected guest house, totally independent with main entrance hall and restroom, kitchen and storeroom, dining room, living room, three bedrooms and two bathrooms. The basement has 174,55 m<sup>2</sup>, living space has 165,80 m<sup>2</sup>, porches & terraces, garage of 52 m<sup>2</sup> for two cars, with two automatic sectional gates, technical 'domotica' room of 9 m<sup>2</sup>, staircase and elevator 25 m<sup>2</sup>, store rooms 38,35 m<sup>2</sup>, bodega, store hall, cold store. En-suite bedroom 69 m<sup>2</sup>, second bedroom 35 m<sup>2</sup>, bathroom, toilet and boxroom 23m<sup>2</sup>, dressing room 11 m<sup>2</sup>, porches & terrace. The first floor of 263,90 m<sup>2</sup>, has a living space 70,25 m<sup>2</sup>, porches 37,10 m<sup>2</sup>, terraces, entrance porch, main entrance hall and restroom, staircase and elevator, office room, main kitchen, scullery, dining room, salon with landing, TV-salon and living room, barbecue terrace with store place, porches in front of salon, terrace in front of the main kitchen, terrace in front of the scullery. The top floor of 36,00 m<sup>2</sup>, has living space 12,80 m<sup>2</sup>, porch and 3 terraces, staircase and elevator, dome (either leisure or bedroom). The Guest House of 166.50 m<sup>2</sup>, has entrance porch, gardeners storeroom, main entrance hall and restroom, cloakroom, technical 'domotica' room, hallway to bedrooms, first bedroom with integrated bathroom and toilet 22,80 m<sup>2</sup>, second bedroom 17,13 m<sup>2</sup>, third bedroom 17,25 m<sup>2</sup>, kitchen 23,50 m<sup>2</sup>, storeroom, living and dining room of 50,00 m<sup>2</sup>, terrace. Advanced 'domotica' system throughout the whole house. Technical room with commodities for 'reverse osmosis', air conditioning machinery, gas burner and gasholder of 2.500 liter, warm water holder, water deposit of 25.000 liter. Floor heating system. Solar panel heating system (Viessmann).

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|  6 bedrooms                    |  6 bathrooms      |  1,089m <sup>2</sup> Build size |
|  6,700m <sup>2</sup> Plot size |  Swimming Pool    |  air conditioning yes           |
|  heating no                    |  Parking          |  open terrace                   |
|  construction year: 1999       |  Orientation: Sur |  |



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