











## 3 bedroom Villa for sale in Benitachell, Alicante

2,495,000€



This impressive villa stands on a plot of 842 m<sup>2</sup>, offering you panoramic views of more than 180° that take in the sea, the majestic Peñón de Ifach, Moraira and the mountains of the interior. Imagine enjoying a unique sunset every day, with the sun illuminating every corner of your home thanks to its elevated position. The villa has a constructed area of 451 m<sup>2</sup> (including porches and garage) and has 160 m<sup>2</sup> of terraces that invite you to relax and enjoy the outdoors. Its layout is ideal: three elegant bedrooms with en-suite bathrooms, a guest toilet, a bright living-dining room with designer kitchen and a central island. Outside, a covered porch with summer kitchen is the perfect place to enjoy alfresco meals, while the basement offers a garage, storage room and practical utility space. The basement can be extended with up to two further bedrooms with en-suite bathrooms, all planned for easy construction. The villa has been built with high quality materials, highlighting the aerothermal air conditioning system with underfloor heating and independent air conditioning in each room. The touch of distinction is provided by natural chestnut wood details in the staircase with cantilevered steps, the kitchen, and in the master bedroom, as well as Siemens appliances and luxury finishes in the bathrooms. Technal aluminium windows with thermal break guarantee energy efficiency, while the Airzone home automation system allows you to control the temperature of each room with ease. The swimming pool, with a water surface of 11 metres long, has an automatic solar slat cover that increases the water temperature by up to 5 degrees, creating an ideal place to relax all year round. The garden, with automatic irrigation system and carefully designed landscaping, offers you a perfect environment to enjoy the outdoors. In addition, designer furniture is included for the ground floor, along with all the interior, exterior and garden lighting. The house also has a water purification system, video entry phone for added comfort and security and a parking capacity for up to 4 vehicles. A property that not only offers an exclusive lifestyle, but also connects you with nature and luxury at its finest. Delivery is scheduled for April 2025.

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|  3 bedrooms                  |  3 bathrooms          |  451m <sup>2</sup> Build size |
|  842m <sup>2</sup> Plot size |  Swimming Pool        |  Automatic gate               |
|  Air conditioning            |  Automatic irrigation |  Floor heating                |
|  Air conditioning            |  |  |



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