

## 3 bedroom Villa for sale in Calpe, Alicante

1,199,000€



Luxurious new-build villa 500 metres from the beach in Calpe.

This spacious, modern villa is being built on a flat plot in the quiet Partida La Merced urbanisation, within walking distance of the beach and the centre of Calpe, and is scheduled for completion at the end of 2025 (subject to change).



The villa is spread over two floors. The ground floor consists of a spacious living-dining room with an adjoining open kitchen fully equipped with Bosch appliances and a cooking island. Thanks to the extra-high windows and double ceiling, the living room is an oasis of light and space. Next to the living room is a double bedroom with an en-suite bathroom. For extra comfort, there is also a guest toilet. The upper floor consists of two spacious bedrooms, both with en-suite bathrooms and private terraces. The master bedroom also has a spacious dressing room.

In addition, the villa has a garage with direct access to the living room.

The villa is equipped with ducted air conditioning, underfloor heating and hot water via an arothermal system and energy label A.

Outside there is a terrace with a 4 x 8 swimming pool. A beautiful Mediterranean garden with cypress trees will be planted around the villa to create privacy. There is enough space to install a carport next to the garage or to create additional parking space.

The villa has a beautiful view of the Peñon de Ifach from all rooms and is ideally located for those who like to live quietly within walking distance of all amenities.

 3 bedrooms  
 967m<sup>2</sup> Plot size

 3 bathrooms

 284m<sup>2</sup> Build size