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2,148,500€



Villa Karma is situated in an exclusive enclave of Cumbre del Sol, on plot 223 Jazmines. Here, the lights of Calpe and Moraira illuminate the nights and Montgó is visible on the horizon. Every architectural detail of this residence has been carefully crafted to inspire, and each room radiates calm and harmony. Its understated, contemporary design, seamlessly integrated with the landscape, enhances the endless views that accompany everyday life. Built on three floors, the house is designed to follow the natural contours of the plot, creating unique spaces on each floor. The main floor features the daytime area, where the living room, dining room, and kitchen are integrated into an open-plan space that connects to the terrace through sliding picture windows. This level also includes a master bedroom, designed as a private suite with an en-suite bathroom and dressing room, as well as a guest toilet. Upstairs, three additional bedrooms with access to private terraces and two full bathrooms provide privacy and functionality. The lower level offers a large multifunctional area that can serve as a gym, cinema, office, or storage, along with an outdoor porch and chill-out zone. The house is accessed from the top of the plot, featuring a direct entrance into an elegant lobby that connects to the upper floor. The enclosed garage, located on the same level, has space for two vehicles, discreetly integrated into the architectural structure and providing convenient access from the street. Villa Karma features advanced construction solutions and a high level of comfort. It includes an aerothermal air conditioning system with underfloor heating, double-flow ventilation with heat recovery, aluminium exterior carpentry with thermal bridge break, and solar-insulated glazing. Recessed LED lighting and home automation for managing blinds, lighting, and air conditioning offer added comfort and efficiency. A panoramic view stretching from the Peñón de Ifach to the lights of the coast can be enjoyed from the infinity pool and terraces. The southwest orientation of the house ensures stunning sunsets and warm light that fills the home throughout the day. More than just a dwelling, Villa Karma offers an elevated wellness experience on the Mediterranean.

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|  3 bedrooms                  |  3 bathrooms              |  193m <sup>2</sup> Build size |
|  878m <sup>2</sup> Plot size |  Swimming Pool            |  alarm                        |
|  barbecue                    |  cctv                     |  equipped bathroom            |
|  ev charger preinstallation  |  garden                   |  heating aerothermal          |
|  home automation             |  landscaped masonry walls |  landscaping walls            |
|  main home access            |  motorized vehicle gate   |  outdoor shower               |
|  pedestrian access gate      |  plot enclosure walls     |  pool outdoor access          |
|  sea views                   |  solar panels             |  southwest orientation        |

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