

## 3 bedroom Villa for sale in Calpe, Alicante

1,050,000€



???? Villa with Stunning Sea Views and the Peñón de Ifach – Calpe, Empedrola

Located in a peaceful, well-established residential area, just 4.7 km from La Fustera Beach (Benissa) and 5.2 km from Calpe's town centre, this property offers easy access to all amenities, shops, restaurants, and leisure activities. With a south-facing orientation, it enjoys sunshine all day, complete privacy, and breathtaking panoramic views of the sea and the iconic Peñón de Ifach.

The villa sits on a 2,100 m<sup>2</sup> plot and features 165 m<sup>2</sup> of built area plus 216 m<sup>2</sup> of terraces. It offers 3 bedrooms and 3 bathrooms, an open-plan kitchen, a private pool, covered parking for two vehicles, storage, a laundry room, and a barbecue area.

On the main floor, you will find an entrance hall and porch, a master bedroom of 18 m<sup>2</sup> with en-suite bathroom and fitted wardrobes, a spacious open-plan living-dining-kitchen area of 60 m<sup>2</sup>, and a covered porch of 15 m<sup>2</sup> with access to a large 200 m<sup>2</sup> terrace. Outdoors, there is an 8x4 m rectangular pool, a 25 m<sup>2</sup> wooden porch with a chill-out area, an outdoor shower, a guest toilet, a summer kitchen with barbecue (15 m<sup>2</sup>), a laundry/technical room (5 m<sup>2</sup>), and a storage/auxiliary bedroom (15 m<sup>2</sup>).

The upper floor comprises a hallway, two bedrooms (12 m<sup>2</sup> and 10 m<sup>2</sup>), and one en-suite bathroom.

Additional features include central heating by radiators with an arothermal system ☁, air conditioning in the living room ❄, a beautifully landscaped Mediterranean garden with native plants ????, and a decorative waterfall by the pool, creating a relaxing atmosphere.

🛏 3 bedrooms

🚿 3 bathrooms

🏠 381m<sup>2</sup> Build size

⊕ 2,100m<sup>2</sup> Plot size