























## 4 sovrum Villa till salu i Calpe, Alicante

998.000€

**BRAND NEW HOUSE** Modern and Functional Villa, Ready to Live In. We present this incredible brand new villa, located in a privileged area of Calpe, within walking distance of the beaches and the center, with flat and comfortable access. In the immediate surroundings there are restaurants, supermarkets and cafes, providing comfort and leisure options. The location of this villa stands out for its excellent orientation to the sun throughout the day, ideal for enjoying the Mediterranean climate. The plot is flat and has an area of 612.75 m<sup>2</sup>, with a private pool and parking area. The total construction of the property, including terraces and pergolas, covers 202.06 m<sup>2</sup>, while the usable area is 164.82 m<sup>2</sup>. Distribution of the Villa: Ground Floor: Access through an elegant hallway, open concept living-dining room, modern kitchen with island, laundry room, a large bedroom and a full bathroom. Internal stairs lead to the upper floor. Upper Floor: Three double bedrooms, two bathrooms (one of them en suite) to offer maximum comfort. Equipment and Highlights: Air conditioning hot/cold. Fitted wardrobes. Energy rating A. Fully equipped kitchen. Aluminum windows with a wood finish and Climalit glass. Electric blinds. Ceramic floor (90x90 cm). Private pool. Intercom system. Fully gated plot with automatic access gate and parking. Sunny plot, with sun practically all day. This villa is the perfect combination of design, functionality and comfort, ideal for those looking for a brand new, modern property in a central environment that allows you to enjoy the beach and the center of Calpe on foot. Looking for a home that has it all? Do not hesitate to contact us for more information or to arrange a visit. This stunning 4-bedroom villa is waiting for you!

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|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  4 sovrum                      |  3 badrum                |  202m <sup>2</sup> Bygg storlek |
|  612m <sup>2</sup> Tomtstorlek |  Simbassäng              |  air conditioning hot cold      |
|  barbecue                      |  construction year: 2024 |  covered terrace                |
|  doble glazing                 |  fenced plot             |  garden                         |
|  internet                      |  laundry                 |  near the beach                 |
|  near the town center          |  open terrace            |  outdoor shower                 |
|  parking                       |  phone                   |  security door                  |
|  storage room                  |                                                                                                             |                                                                                                                      |