

## 6 sovrum Villa till salu i Benissa, Alicante

890.000€



**Privileged Location on the Costa Blanca:** We present this charming Mediterranean-style villa located in La Fustera (Benissa Costa), one of the most sought-after residential areas among international buyers for its natural surroundings, privacy, and proximity to the sea. The property is located: • Just 500 meters (5-minute walk) from La Fustera Beach and the beautiful Ecological Promenade that connects the coast between Benissa and Calpe. • 250 meters (3-minute walk) from supermarket, restaurants, and bus stop. • Perfectly connected to Calpe and Moraira, two of the most exclusive destinations on the Alicante coastline. • Located on a dead-end street, ensuring absolute tranquility, privacy, and no traffic.

**Extraordinary Plot with Development Potential:** The villa sits on an impressive plot of 2,593 m<sup>2</sup>, an exceptional size in such a prime location near the sea. The plot offers: • Real possibility of division into 2 or even 3 urban plots (great appeal for investors or developers). • Beautiful low-maintenance Mediterranean garden. • Spacious vineyard areas adding character and authenticity. • Total privacy and established natural surroundings. • A property that combines a residence and an investment opportunity in a single acquisition.


















**Surface and Layout:** The villa has a total built area of 315 m<sup>2</sup>, distributed across two symmetrical and independent homes, making it an ideal option for: • Multigenerational family residence • Main home + guest accommodation • Tourist rental project • Renovation to convert into a single luxury villa

**Upper Floor** • 3 bedrooms • 1 full bathroom • 1 guest toilet • Open kitchen to the living-dining room • 30 m<sup>2</sup> living-dining room with fireplace • 20 m<sup>2</sup> covered porch • 30 m<sup>2</sup> patio with direct connection to the 150 m<sup>2</sup> terrace and 8x4 meter rectangular pool, perfect for enjoying the Mediterranean climate year-round. • The views are open, with excellent sun exposure.

**Lower Floor (Independent Access):** With exterior access, it offers an identical layout: • 3 bedrooms • 1 full bathroom • 1 guest toilet • Open kitchen to the living-dining room • 30 m<sup>2</sup> living-dining room with fireplace • 20 m<sup>2</sup> covered porch • Natural exterior terrace • 30 m<sup>2</sup> closed garage, with additional storage function.

**Parking:** The property has ample private parking areas: • Outdoor space for several vehicles • Additional space for 4 vehicles on the lower floor

**Condition:** Built in 1978, the villa has been properly maintained over the years. It is currently in good structural and functional condition, although it requires a full update to adapt to

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|  6 sovrum                        |  2 badrum                |  315m <sup>2</sup> Bygg storlek |
|  2.593m <sup>2</sup> Tomtstorlek |  Simbassäng              |  Parking - Garage               |
|  Storage / Trastero              |  Construction Year: 1978 |  Covered Terrace                |
|  Fenced Plot                     |  Garage                  |  Good Communications            |
|  Near The Beach                  |  Near The Town Center    |  Open Terrace                   |
|  Parking                         |  Storage Room            |  |