





## 3 sovrum Villa till salu i Calpe, Alicante

1.100.000€

Impressive villa with panoramic sea views This remarkable villa, built in 2006 on a large 2,210 m2 plot, is spread over three floors and offers exceptional panoramic views stretching from Cap d'Or in Moraira to beyond the Peñón de Ifach and the skyline of Calpe. The main floor stands out for its spaciousness and comfort. Upon entering, you are greeted by a bright hall that leads to a large built-in bar, ideal for entertaining guests and a generous living room with direct access to the covered terrace. The spacious, fully equipped kitchen features custom made furniture with interior lighting and enjoys beautiful sea views. On this same level are two large bedrooms, each with a walk-in wardrobe and en-suite bathroom, providing a high level of privacy and comfort. The lower floor is dedicated to entertainment and includes a spectacular multimedia room equipped with a Bose 5.1 sound system, Denon amplifier, Canon 3D projector with glasses, electric projection screen, disco lighting and other features that turn it into a private recreational centre. A third bedroom, a gym (which could be transformed into a fourth bedroom), an exterior bathroom, a large garage and a storage room are also located on this floor. The upper level features a magnificent terrace with an adjustable electric pergola, a six-person Roca jacuzzi, a brand-new Goccia Spa sauna, a hydromassage shower and a glass enclosure with side openings and electric blinds. LED ambient lighting completes this space designed for relaxation and privacy while enjoying breathtaking views. The exterior of the villa is equally impressive. The pool area includes a large terrace surrounded by three extremely sturdy wooden pergolas capable of withstanding winds up to 180 km/h, a double decorative waterfall with walkways, a Moorish oven and a brand-new Argentine barbecue. The garden features a wide variety of fruit trees, as well as a full outdoor lighting system. The property is accessed through four automatic gates and also offers several additional parking spaces. The home also features an advanced photovoltaic system consisting of three motorised solar towers that automatically track the sun, additional rooftop panels, four lithium battery towers and three Victron Energy inverters, generating a total of approximately 30 kW. In terms of security and functionality, the villa includes a surveillance system with 24 cameras, a double-chamber septic tank, a water softening system, additional filters and a technical room with salt chlorination, a heat pump for the pool and a

- |  |  |  |
|--|--|--|
|  3 sovrum                        |  3 badrum |  529m <sup>2</sup> Bygg storlek |
|  2.210m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Simbassäng   | <input checked="" type="checkbox"/> Substructure   |
| <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Video doorbell   | <input checked="" type="checkbox"/> Sauna  |
| <input checked="" type="checkbox"/> Storage  | <input checked="" type="checkbox"/> Solarium   | <input checked="" type="checkbox"/> Roller Shutters  |
| <input checked="" type="checkbox"/> Jacuzzi  | <input checked="" type="checkbox"/> Paneles fotovoltaicos                                    | <input checked="" type="checkbox"/> Pool   |
| <input checked="" type="checkbox"/> Heated pool  | <input checked="" type="checkbox"/> garden   | <input checked="" type="checkbox"/> Garage   |
| <input checked="" type="checkbox"/> Domotica   | <input checked="" type="checkbox"/> Furnished  | <input checked="" type="checkbox"/> Barbecue   |
| <input checked="" type="checkbox"/> Built-in cabinets  | <input checked="" type="checkbox"/> Bar  | <input checked="" type="checkbox"/> Alarm  |

