



**Property type :** Villa

**Location :** Calpe

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Yes

**Garden :** Private

**House area :** 283 m<sup>2</sup>

**Plot area :** 2004 m<sup>2</sup>

✓ Alarm system

✓ Terrace

✓ Garage

✓ Utility room



This exclusive and sophisticated villa is for sale in Calpe (Costa Blanca, Alicante), featuring a modern design and luxurious finishes. The property is fully furnished and ready to move into. It enjoys a southeast orientation, providing spectacular views and is located just a short drive from the heart of Calpe, near its charming beaches, a variety of shops, supermarkets, bars, and restaurants.

The villa covers an area of 283 m<sup>2</sup>, distributed over two floors on a flat plot of 1004 m<sup>2</sup>. Additionally, another buildable plot of 1000 m<sup>2</sup> located behind the property is included in the price.

The ground floor features an entrance hall, an open-plan kitchen fully equipped with SIEMENS appliances, a laundry area with SIEMENS washer and dryer, a pantry with an additional refrigerator, a guest bathroom, a bedroom with an en-suite bathroom, and a TV/cinema room that could be converted into another bedroom. Each space offers direct access to the poolside terrace. Also on this floor, there is a garage of 29.30 m<sup>2</sup> with direct access to the home through the laundry area.

The second floor houses two more bedrooms, each with its own en-suite bathroom and direct access to an exterior terrace.

The property is fully fenced, offering great privacy. It is equipped with security cameras around the entire perimeter and secure access through an automatic sliding gate for vehicles and a pedestrian entry, both connected to a video intercom system.

Externally, the property stands out with its dry stone walls and stamped concrete paths, adding a touch of elegance to its facade.

Outstanding features include:

- Kitchen with an island and integrated SIEMENS appliances.
- Exterior joinery in anthracite gray aluminum, with double glazing and tilt-and-turn mechanisms.
- Security glass with GUARDIAN SUN treatment to reduce solar heat gain.
- Reinforced main door with triple locking.
- Electric roller shutters in the bedrooms.
- Modern, white design built-in wardrobes.
- Tempered glass railings and aluminum bases outdoors.
- Air conditioning and underfloor heating systems with independent controls.
- Alarm system and security cameras.
- Home automation throughout the house.
- Electric vehicle charging point in the garage.
- Parking for three vehicles and landscaped gardens with an automated irrigation system and lighting.