



**Property type :** Villa

**Location :** Benissa

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Views :** Mountain views

**House area :** 265 m<sup>2</sup>

**Plot area :** 898 m<sup>2</sup>

- ✓ Alarm system
- ✓ Garage
- ✓ Airconditioning

- ✓ Guest apartment
- ✓ Terrace

- ✓ Central heating
- ✓ White goods



Exclusive. This immaculate villa is located just 1.5km to La Fustera beach and restaurants. The property is distributed over two separate floors with a connecting external staircase and situated on a large corner plot in a residential street. Pedestrian gate on one road and vehicle gate on another. The pedestrian gate is the best access for unloading the car, you use a flat path and then go up six steps to the main living floor. Your family or guests using the downstairs apartment will use the vehicle gate and then it is a flat walk to the entrance. - Main living level. You enter through the front door into a spacious and bright open plan living area with sliding glass doors leading to the open naya and an arch to the lovely curved dining area with two arched windows. To the left is an archway leading to a hallway and the superb kitchen which was installed in 2021, which includes gloss white units, pink Silestone worktops, Bosch washing machine, Miele dishwasher, Bosch oven, Bosch gas hob, extractor and a unique LG American style fridge with ice and water dispenser and a glass bottle and can storage door which can be illuminated by knocking on the door. Further down the hallway you reach bedroom 3, currently used as an office, which includes built-in wardrobes. Then you reach the master bedroom, a large room with a built-in wardrobe with white sliding doors. The en-suite bathroom includes a walk-in shower with a colourful mosaic accent, vanity unit, mirror cabinet, heated towel rail and a wall heater. At the end of the hallway is the guest bedroom 2, another large room with built-in wardrobes and next to it is the second bathroom which includes a walk-in shower, vanity unit, mirror cabinet, heated towel rail and a wall heater. The open naya overlooking the pool is spacious enough for alfresco dining and for relaxing and offers views to the hillsides on the right and the mountains on the left, and it is the perfect orientation to enjoy the wonderful sunsets. Off the naya is a long open terrace where you can catch the last sunshine every day. - Lower level. You enter the guest apartment through a large open naya, the same size as the naya above, just one step up from the pool terrace, from here you can enter directly into the kitchen or the very large bedroom/studio. The kitchen/dining room is also spacious and includes oven, hob and an American style fridge/freezer and plenty of space around the dining table including access to the garage. The bedroom/studio has glass sliding doors out to the naya, space for more than one bed if a family is visiting, built-in wardrobes and even a treadmill. Off this room there is a small hallway with more wardrobes and at the end a bathroom including a walk-in shower and vanity unit. - Garage. The garage has plenty of storage solutions as well as a guest toilet and off the garage is a large storage/utility room which includes washing machine, tumble dryer, fridge/freezer, boiler and oil tank. Off this room is a further storage area with reduced head height. - Garden. The villa is surrounded by a mature easy maintenance garden, a labour of love for the present owners which has been completed with animal ornaments and garden lighting. The pool area is completely private with a high wall to the street side and tree hedging between the plot and the two neighbours. The pool terrace is large and includes a luxury 10 x 4m pool with autofill, a heat pump [which has never been used] and a pool shower, for your convenience the terrace has been installed with sockets and USB ports. At the end of the terrace there is a sail for extra covered parking and a gazebo bar for your summer cocktails. - Key points: - Built 1999- Renovated and maintained by the present owner since 2004- South facing- Oil central heating- Energy efficient air conditioning in master bedroom, living room and bedroom downstairs- Alarm and cameras installed- Fiber internet available- Double glazed windows- Security grilles- Mosquito nets in the bedrooms- Vertical awnings on the upstairs naya- This villa can be bought furnished- Community fees 326€ per year for use of communal pool and tennis courts- Annual taxes 811.91€ [2023]- All documentation up to date and the villa is ready to sell- Distances: - 1.3km to supermarket- 1.5km to beach and restaurants- 1.5km to les Bassetes water sports centre- 2.8km to La Fossa beach in Calpe- 7.8km to golf course- 8.8km to Moraira- 9.2km to the motorway access in Benissa- Do not delay your visit to this wonderful and colourful villa, call us today!

