



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 166 m<sup>2</sup>

**Location :** Calpe

**Plot area :** 800 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

This project is located in one of the more popular residential areas of Calpe, preferred by many, due to its proximity to the town centre, the beaches and at the same time because it is a quiet but safe area, as it is located on the outskirts of the town centre. The property has been planned on a single floor, which makes this project practical and comfortable offering easy and safe access to not just the living space but also the outside areas. From the main entrance to the house we access a hall area, from which to the left we access to the day area, consisting of a living room with dining room and open kitchen with island and an area for laundry. The kitchen includes white goods from BALAY brand home appliances: built-in refrigerator with a freezer compartment, built-in oven, built-in microwave, vitro-ceramic hob, built-in dishwasher, integrated extractor hood. The modern kitchen features laminated doors combined with smooth white-lacquered doors including drawers with stoppers and Silestone countertops in white. From the living room we can access to the outside, where we have a covered porch area with barbecue and a large terrace with swimming pool of 35m<sup>2</sup>. On the right hand side of the house is the sleeping area, with 3 bedrooms - the master bedroom includes an individual en-suite bathroom as well as a dressing room. The other two double bedrooms share a bathroom and all 3 bedrooms feature built-in wardrobes with sliding doors which are lined inside and include a luggage compartment, shelves and hanging bar. On this side of the house there is also a utility room with laundry area. Heating and domestic hot water is provided by aerothermal energy efficiency system with ducted air conditioning supplying the perfect combination of underfloor heating and ducted air conditioning combined with a ventilation system with mechanical extraction of the interior air through ducts from the kitchen and bathrooms to the chimney on the roof. Outside there is a parking area with a pergola in the form of a sail for two cars. The whole plot is fenced and has a hedge of cypress trees inside the boundary, which provides privacy and a pleasant environment. LOCATION: Ideally located in the Alicante province, this property benefits from 3 international airports within a 2 hour drive. In addition, there are first class motorways and train services that connect the community to major cities. For beaches, the new owners of this property will be spoiled for choice with several within 20 minutes walk, that have been awarded the prestigious Blue Flag: -AIRPORTS: Alicante International Airport - 55 minutes drive Murcia International Airport - 110 minutes drive Valencia International Airport - 95 minutes drive TRAIN STATIONS: Tram station in Calpe - 3 km AVE high-speed station in Alicante - 67 km AVE high-speed station in Valencia - 123 km CITIES: Murcia 147 km Alicante 67 km Madrid 490 km Sevilla 660 km Barcelona 480 km Valencia 120 km BLUE FLAG BEACHES: Platja de Cantal Roig - 17 minute walk Arenal-Bol - 18 minute walk La Fossa - 19 minute walk



