



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 217 m<sup>2</sup>

**Location :** Calpe

**Plot area :** 1001 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3



Discover this stunning detached villa, located in a peaceful and green environment, perfect for those seeking comfort, privacy, and a touch of luxury. This single-level home combines modern design with functional spaces and an excellent location.

### Practical Layout

The villa is cleverly divided into two functional zones:

**Day Zone:** Upon entering, you are welcomed by a spacious hallway leading to a generous living and dining area. The fully equipped kitchen provides everything you need for culinary creations. Additional comfort is provided by a guest toilet, laundry room, garage, and technical room. These living areas open directly onto a veranda and a beautiful swimming pool, perfect for relaxation and social gatherings.

**Night Zone:** This area includes 4 spacious bedrooms, two of which are en-suite with luxurious bathrooms. All bedrooms have access to sunny terraces and the pool, enjoying a southwest orientation with breathtaking views of the iconic Peñón de Ifach.

### Upper Floor & Outdoor Spaces

The upper floor features a large solarium, where you can enjoy spectacular panoramic views of the Mediterranean Sea, the Peñón de Ifach, and the skyline of Calpe.

The surrounding outdoor space is designed for ultimate comfort and privacy. The property boasts a beautifully landscaped garden, a private pool, and a parking area with two spaces, one of which is under a stylish aluminum pergola.

### Luxury and Sustainability

This home is designed with attention to detail and meets the highest building standards, including compliance with the Technical Building Code (CTE). It offers structural safety, energy efficiency, and modern amenities such as telecommunications.

The green areas, terraces, and pool make this property the perfect place to enjoy Mediterranean living.

### Summary

- 4 bedrooms (2 en-suite) with terraces and stunning views
- Spacious day zone with access to a veranda and swimming pool
- Solarium with panoramic views
- Private garden and parking facilities
- Exclusive location near the Peñón de Ifach and the sea

This is your opportunity to live in a luxurious, modern home that offers all the elements for a relaxed and refined lifestyle in the heart of the Costa Blanca. Contact us today for more information or to arrange a viewing!

