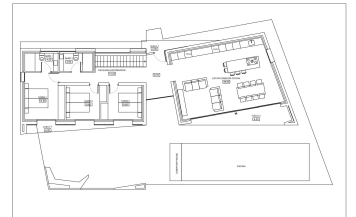


3 bedroom Villa in Calpe

Ref: ROLCBD1650

€1,370,000



Property type : Villa

Location : Calpe

Bedrooms : 3

Bathrooms : 4

Swimming pool : Private

Orientation : South

Parking : Private

House area : 377 m²

Plot area : 828 m²

✓ Close to sea

✓ Airconditioning

✓ Terrace

✓ White goods



Superb modern villa on the coast of Benissa and Calpe, 1.5 km from La Fustera beach. The villa is being built with luxury finishes and is located in one of the best areas of the Costa Blanca, on the coast of Benissa, between the towns of Moraira and Calpe.□□

The villa consists of two floors:□□

- Ground floor: On this floor, there is a garage with capacity for 2 cars and a door from which provides direct access to the interior of this floor, where there is one bedroom with an en-suite bathroom and dressing room, a laundry room, a guest toilet, and a spa area and/or other leisure and relaxation facilities. An interior staircase leads to the upper floor.□□

- Upper floor: This floor comprises an entrance hall, a modern, fully equipped kitchen open to the spacious living-dining room, from which there is access to the terrace and pool area. On the other side of this floor is the sleeping area, which houses three bedrooms, one of which has an en-suite bathroom, and another shared bathroom. All three bedrooms have direct access to the pool terrace.□□

Among the main features, qualities and finishes of the house, we highlight the following:□□

- Modern, high-end kitchen featuring a floor-to-ceiling column area with cabinets, drawers, shelves, two niches with LED lighting, and a separate island. It will be equipped with appliances (oven, microwave, plate warmer, two fridge-freezer combos, dishwasher, and a built-in extractor fan above the 90cm hob on the island).□□

- Laundry room with furniture and equipped with a sink, washing machine and dryer, water softener, 250-liter unit heater, and inertia tank.□□

- Ducted air conditioning with hot and cold air pump and independent thermostats in each room.□□

- Complete installation of underfloor heating with heat pump throughout the house, with independent thermostats for each room.□□

- Pre-installation of an alarm system inside and outside the house, with provision for closed circuit surveillance cameras, using a wired network centralized in a RAC cabinet.□□

- Aluminum exterior carpentry with thermal bridge break and excellent thermal and acoustic insulation.□□

- Louvred shutters or motorized blinds in bedrooms according to the project.□□

- Glazing using low-emissivity glass that offers excellent thermal insulation, high light transmission, and effective protection against solar radiation.□□

- Interior carpentry with lined wardrobes, floor-to-ceiling height. Veneered wood interior doors on the upper floor and white lacquered doors on the ground floor with concealed hinges and magnetic closure.□□

- Bathrooms fittings and taps: complete installation of bathroom fittings, taps and furniture using high-end materials. Thermostatic showers with a rain-effect ceiling showerhead and built-in RGB LED lighting with color-changing options□□

- Halogen lights and lamps will be installed inside and outside the home.□□

- TV and internet installation in the main areas of the home.□□

- Photovoltaic installation.□□

- Heated pool with automatic cover, lighting using 3 RGB LED spotlights, and heat pump.□□

- Landscaping of the plot with a low-maintenance garden.□□

- Domestic hot water through aerothermal energy with a capacity of 250 liters in the laundry room, combined with a solar panel with a 150-liter water heater on the roof.□□

- Installation of two doors, one for pedestrians with video phone entry and the other vehicles with motor and remote control.□□

- Paving of the access to the garage and parking area with aged, non-slip cobblestones.□□

- A spa and/or other leisure and relaxation area with windows overlooking the pool, RGB and halogen interior lighting, with pre-installation for a jacuzzi, a bar/wet bar, a TV/cinema with space for a billiard table, and air conditioning and mechanical ventilation with a heat recovery unit.□□

The villa is located in one of the most beautiful residential areas of the Costa Blanca. The towns of Calpe, Benissa and Moraira offer a coast of extraordinary attractiveness and great scenic and ecological interest, with a steep litoral with numerous beaches and hidden coves.□□

Only 1.5 km from this extraordinary villa, is the main beach of the town, Playa de la Fustera, a sandy beach located between the Yacht Club Les Basetes and Cala Pinets, which has the distinctive "Bandera Blue" certifying the quality of its waters and the many services available: promenade, footbridges and access for the disabled, playground and sports area, Red Cross, bus stop, parking space, maritime surveillance, cafes and restaurants, etc.□□

From the Fustera beach you can access the Ecological Promenade of Benissa, from which you can start a pleasant walk, of just under 2 km, and enjoy the sea views and some Coves and cliffs of great beauty.□□

The privileged location of this house, is boosted by the short distance from it to the towns of Calpe, just 2.5 km from the Fossa beach, and Moraira only 9 km away.□□

For amateurs of golf and water sports, there is the possibility of enjoying these sports at the Ifach Golf Club, just 6.5 km from this house, and at the Club Náutico les Basetes, just 2.3 km away.□□

Estimated completion date: June 2025.

