



**Property type :** Villa

**Location :** Benissa

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

**House area :** 308 m<sup>2</sup>

**Plot area :** 850 m<sup>2</sup>

- ✓ Alarm system
- ✓ Double glazing
- ✓ Airconditioning

- ✓ Close to supermarket
- ✓ Close to golf

- ✓ Close to restaurants
- ✓ Solar energy

A beautiful modern luxury villa, situated in a quiet street in the area of La Fustera, on the sought after Benissa Costa. The property is situated only 1.3KM from the beach and has a variety of bars, restaurants and supermarkets all within a short distance.

This stunning property was constructed in 2019 and sits on an almost flat, mature plot and in an elevated position. Entrance to the villa is through electric gates with a separate pedestrian entrance and ample parking. You also have the benefit of a garage. The beautiful ground floor principle living areas really highlight the inside out side Costa Blanca living. Clean lines and warm tones set the theme throughout the house and the ample sized living and dining areas all blend seamlessly.

The superb kitchen area is the focus of the living space and has a large island, fully equipped high quality appliance package and gives a clear line of sight out to all the ground floor entertaining areas and out onto the beautiful pool and gardens. The pool is on the same level as the living areas and can be accessed via the open plan layout; Either from the formal dining area, lounge or through the covered naya.

Leading off the living areas you have two large double bedrooms that share a large bathroom with walk in shower. Both the bedrooms have fitted wardrobes and have access to the gardens via large sliding doors. The frontside bedroom has direct access onto the pool and terrace areas.

The primary master and the 4th bedroom are located on the first floor and accessed via internal stairs. Both bedrooms share an absolutely beautiful large upper terrace that give 360 degree views of the coast and surrounding areas. The terrace also provides direct access via external stairs to the pool and garden areas making it perfect for those looking for an early morning swim without disturbing family or guests. Externally the property is full of mature plants and trees and the beautiful pool is heated and has an electric cover meaning it can be enjoyed all year round.

Other features include, Covered naya with glass curtains, solar panels for the ducted A/C and hot water system, internal and external LED lighting and a fully integrated alarm system.

The property also has an active tourist licence and commands a very strong, proven rental income which can be passed to the new owners.

This is an exceptional property and early viewing is strongly advised.

About the area, Benissa Costa.

The main historic town of Benissa is located a short drive inland from the coast around 275 m above sea level, and is one of the oldest towns on the Costa Blanca. The town is famous for its lively fiestas and beautiful churches and it's stunning coastline has a reputation for possessing some of the most beautiful coves in the area such as Baladrar, Advocat or Fustera. Along the winding coastline that links Moraira to Calpe you will find some truly beautiful luxury properties and quiet residential areas popular for both permanent living or for rental investment.



