

Villa for sale

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Price: €625,000  
Bedrooms: 4  
Bathrooms: 4  
M2 Living: 279<sup>2</sup>  
M2 Plot: 800<sup>2</sup>  
M2 Terrace: -  
Address: Calpe, Alicante

Modern villa with luxury qualities in one of the best areas of the Costa Blanca, 1.5 km from the beach of la Fustera, on the coast of Benissa, between the towns of Moraira and Calpe.

The villa has two floors:

- The ground floor has a large garage for two cars, a bedroom, a bathroom, laundry room and staircase that leads to the upper floor.
- Upstairs (main floor) consists of hall, a large open space with living room, dining room and kitchen with cooking-island, a bathroom, three bedrooms, one of them with bathroom en suite and an outside porch with barbecue in front of the pool. From the dining room and kitchen there is access to the porch with barbecue, to the outside terrace, to a large 10x4 pool and to the garden.

Among the main characteristics, qualities and finishings of the house, we highlight the following:

- Modern kitchen with cooking-island, open to the dining room, equipped with Bosch appliances with direct access to the barbecue and outdoor terrace.
- Air conditioning cold and heat through ducts.
- Pre-installation of central heating throughout the house.
- Exterior carpentry lacquered in gray aluminum, with large windows with thermal bridge breakage and security glass with Climalit type camera. The main entrance door to the house will be walnut wood with security lock. External shutters in bedrooms and other dependencies according to design and project of the house.
- Smooth interior woodwork finished in walnut color. Natural aluminum handles and hidden hinges. Wide interior lined wardrobes in textile colored melanin.
- Suspended Sanitary and bathroom furniture.
- "Led" halogens.
- Connection to the general sewer network.

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 coastline with numerous beaches and hidden coves.

Only 1.5 km from this extraordinary home, is the main beach of the town, Playa de la Fustera, a sandy beach located between the Club Nautico Les Basetes and Cala Pinets, which has the distinctive "Bandera Azul" 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, maritime surveillance, cafes and restaurants, etc. .

From the Playa de la Fustera you can access the Ecological Path of Benissa, from which you can start a pleasant journey, of just under 2 km, along with part of the coast of Benissa, and enjoy the view of the sea and some Coves and cliffs of great beauty.

The privileged location of this house, is enhanced by the short distance from it to the towns of Calpe, just 2.5 km from the Playa de la Fossa, and Moraira only 9 km.

For fans 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 Nautico les Basetes, just 2.3 km.

