



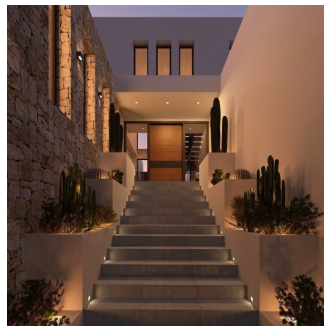
REF: # 10835

CALPE/MORAIRA



#### INFO

PRICE:	2.550.000 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira
BEDROOMS:	4
Bathrooms:	4
Build ( m2 ):	487
Plot ( m2 ):	978
Terrace ( m2 ):	-
Year:	-
Floor:	-
Old price	-



#### DESCRIPTION

Modern new build villa de luxe&nbsp;for sale in Moraira with excellent sea views Location This superb, high quality villa is situated in Arnella in a quiet street. The spot offers amazing sea views toward El Portet and the landmark of Calpe: Peñon d'Ifach. The&nbsp;idyllic El Portet bay is only 1 km away (15 min walk)&nbsp;while the attractive town centre of Moraira is within 2 km (20 min walk). So, close to restaurants, bars, shops and all kinds of services. It is less than 1 hour to the airport of Alicante and a bit more to the airport of Valencia. The villa This luxurious and comfortable property will have 3 floors. All served by internal stairs and an integrated elevator from the basement to the top floor.&nbsp;The main floor living area consists of a generous living / dining room adjoining a modern open plan kitchen with work island and breakfast bar.&nbsp;&nbsp;The kitchen units will be integrated and of a high specification. Behind the open plan living area is the spectacular

entrance leading to two en-suite bedrooms, each with a private terrace. The guest bathroom is situated between the two bedrooms. The internal staircase leads to the upper floor where we find two further bedrooms. At the front is the master suite with terrace with the spectacular sea views. The master suite has a private dressing area and large en-suite bathroom. The second bedroom is to be found on the other side of the stairwell. This bedroom has an en-suite bathroom and dressing room with views to the hills. In the very large extensive basement, we find the garage with space for 3 cars (also one covered external parking space). Inside the garage is a large storage room for bicycles and equipment. Passing through a door you are met by an open area with natural light, which leads to the stairs and elevator. This multipurpose room is ideal for making a home gym and games room. In the far area there is a room designed to be converted into a cinema and /or golf simulator room. To the right of the stairs is the laundry room. Outside Walking out onto the terrace there is a large covered naya for a “feature” dining table and an external kitchen / BBQ to support the outside entertainment. Further out is the spectacular 20m long overflow pool. The pool is designed for exercising and also relaxing on the pool’s beach. Surrounding the pool are many terrace areas and also naya’s for relaxing and enjoying the sun. The terraces have plenty of space for furniture. All with wonderful views to El Portet. The villa will be finished with a low maintenance garden with palm trees, shrubs and other plants. To the back of the front entrance will be a feature olive tree to emphasize the Mediterranean lifestyle. Features Solar hot water heating system, air conditioning, electrical heated accumulator tank, internet connection, high specification double glazed windows, led lighting in pool and garden, outdoor kitchen, elevator, electric charging points, underfloor heating, irrigation system, option for fireplace. Delivery date This fantastic villa is already under construction (= status February 2023) and expected to be completed by November 2023. If you are interested in this impressive new construction in Moraira with magnificent sea views, do not hesitate and take action today. Contact our office for more information or a viewing of the site.

## ENERGETIC CERTIFIED



VIEWS	PARKING	HEATING	ENERGETIC CERTIFIED
<ul style="list-style-type: none"> <li>Panoramic views</li> <li>Sea views</li> </ul>	Garage no Cars : 1	<ul style="list-style-type: none"> <li>Central gas heating</li> </ul>	

*"OUR EXPERIENCE IS YOUR GUARANTEE"*