



REF: # 10249

CALPE/MORAIRA



#### INFO

PRICE:	835.000 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira
BEDROOMS:	3
Bathrooms:	4
Build ( m2 ):	214
Plot ( m2 ):	1.450
Terrace ( m2 ):	-
Year:	-
Floor:	-
Old price	-



#### DESCRIPTION

**NEW BUILD LUXURY VILLA IN MORAIRA** New Build Luxury villas located on a plot 2 km away from Moraira town and the beach. It's located in already structured and built urbanization. This plot is located next to the Swiss Hotel Moraira, which has an amazing restaurant that you can enjoy once you live here. The project is designed on a 1.450 m2 plot and has a total constructed area of 509 m2, distributed in 2 floors. On the upper floor we find the hall entrance as well as two suite bedrooms. Following the stairs we access to the main level, where you have another access for when you enter the plot by car. On this floor, we can find an open space where the TV living area, dining area and kitchen will be located, designed to create a feeling of spaciousness and cosiness. On the same floor, we can find another suite bedroom, which is separated from the living area through a corridor for more privacy. There is also a guest toilet located on this floor. From the living room, we can access the exterior terrace and the swimming pool, all placed in the same level as the living room to create an harmonious setting, as if you felt inside when outside, and vice versa. You will also have a buoyant

garden area, which you will be able to design as you wish. The house as a whole is fenced and has two access doors, one for pedestrians with electronic door entry and another for motorized vehicles with remote control. The outdoor areas maintain the quality and design planned for the interior of the house, both in the use of high quality materials and in the configuration of spaces with optional urban furniture. Lighting for the outdoor spaces around the house as well as pedestrian, road access, terrace and barbecue areas are included. The garden is equipped with an automatic irrigation system. All the garden surface will be finished with gravel and a will include a geotextile net underneath. A size of 35m2 approximately, built-in steps, subaquatic led spotlights. Including: filter, pump, electrical panel and Interior – mosaic finishing. It also has pre-installation for heating by heat pump, a completely finished and paved facilities room, as well as a closed room with ventilation where the pool facilities are housed. There is an open parking and a sail-shaped pergola area. The spaces of your house enjoy natural light through the large windows. As well as a LED spotlight inside the whole house. The heating system chosen for your home is an underfloor heating system with gas boiler which provides a distribution of heat adapted to the ideal needs of the human body. Air conditioning will operate through an air vent system, including individual AC conditioning for each room. The housing ventilation system works with a mechanical extraction of indoor air through ducts from the kitchen and bathrooms up to the rooftop chimney. We have especially taken care of the sound insulation incorporated in each of the constructive solutions of your home so that you enjoy a good level of comfort in each room. Complying with the Technical Building Code, Basic Document of Protection against Noise and Safety of Use and Accessibility. The interior distribution is partitioned by a sinner sheet of 9cm ceramic brick. Inside the partitions between bedrooms thermoclay blocks are placed to isolate noise. Double glazing featuring a CLIMALIT type air chamber providing solar control and low emissivity. The carpentries consist of lacquered aluminum from first brands with thermal break and folding or tilt-and-turn opening according to cases in bedroom and living room windows. As well as motorized blinds in all bedrooms. Modern kitchen featuring laminated doors combined with smooth white-lacquered doors including drawers with stoppers and Silestone countertops on white. Included goods: oven, microwave, vitro-ceramic hob, extraction hood, paneling fridge and paneling dishwasher. Bathrooms with Roca toilets, “The Square” models. Also Roca “Victoria” vanity basins including mirror with integrated LED light. Shower trays will have the same finish as the house floor (non-slip) and a fixed glass handle. The installation of hot and cold water with conduits in recessed pipes made according to current regulations, with hot water return circuit, general stopcock and independent cutting keys in each bathroom. Faucet for washbasin with mixer from first brands with a black finish and an automatic drain system as well as for shower with thermostatic mixer from first brands and black finish. Dirty water purification system connected to the sewage network according to regulations. The electrical system is built and equipped with electrical mechanisms in compliance with the Low Voltage Electrotechnical Regulations and the rules of the Supply Company.

## ENERGETIC CERTIFIED



**VIEWS**

- Panoramic views

**PARKING**

Garage no Cars : 1

**GARDEN AND  
TERRACES**

- Open terrace
- Private garden

**EXTRA**

- Reinforced door





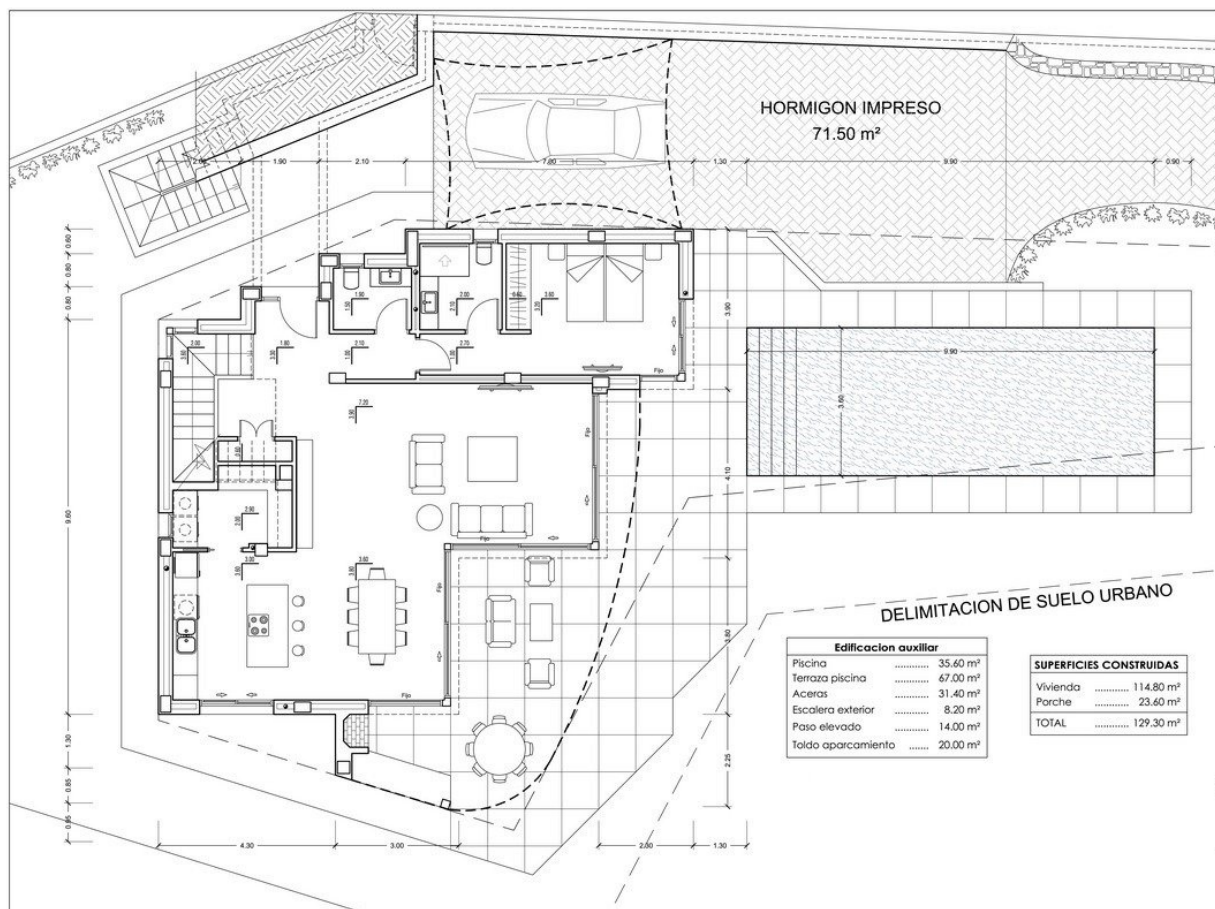
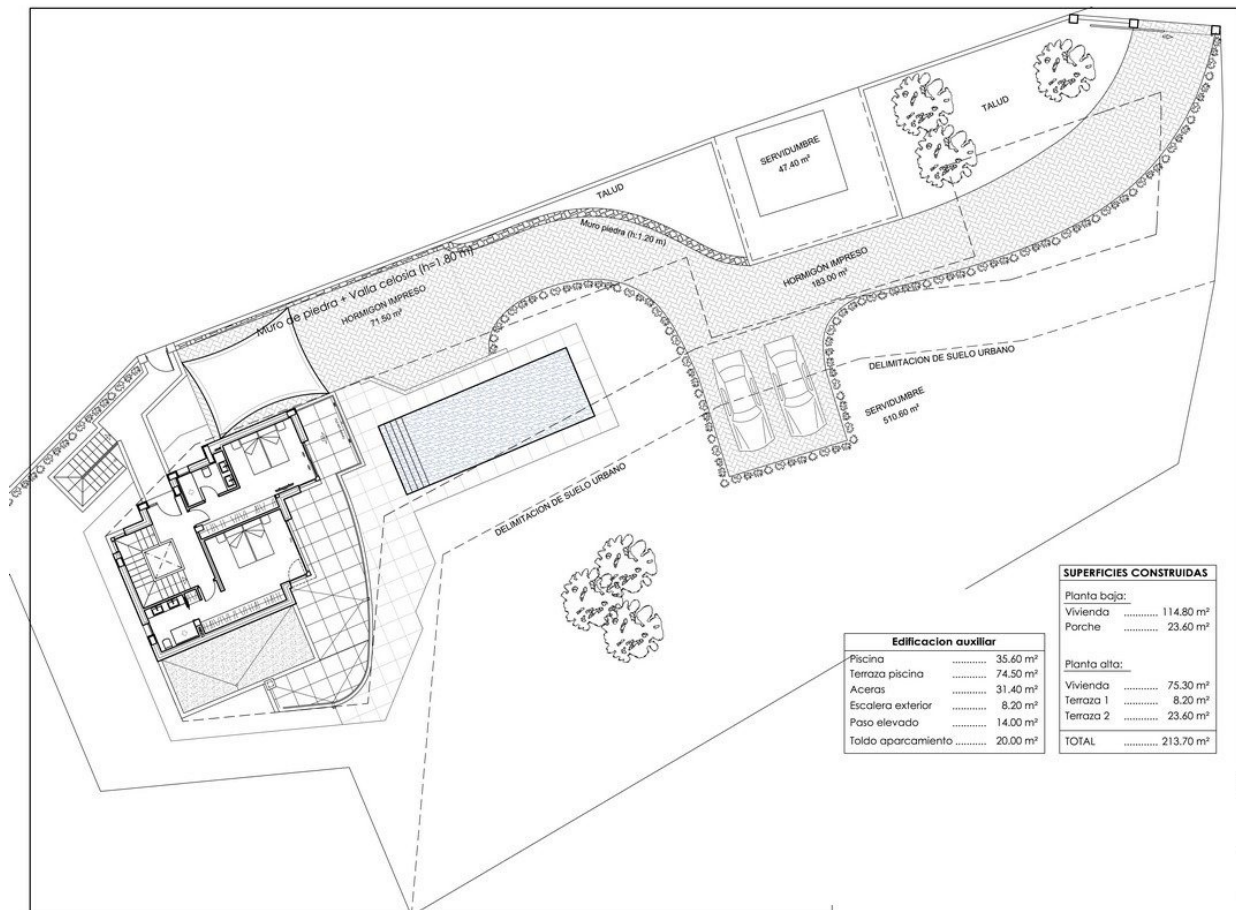


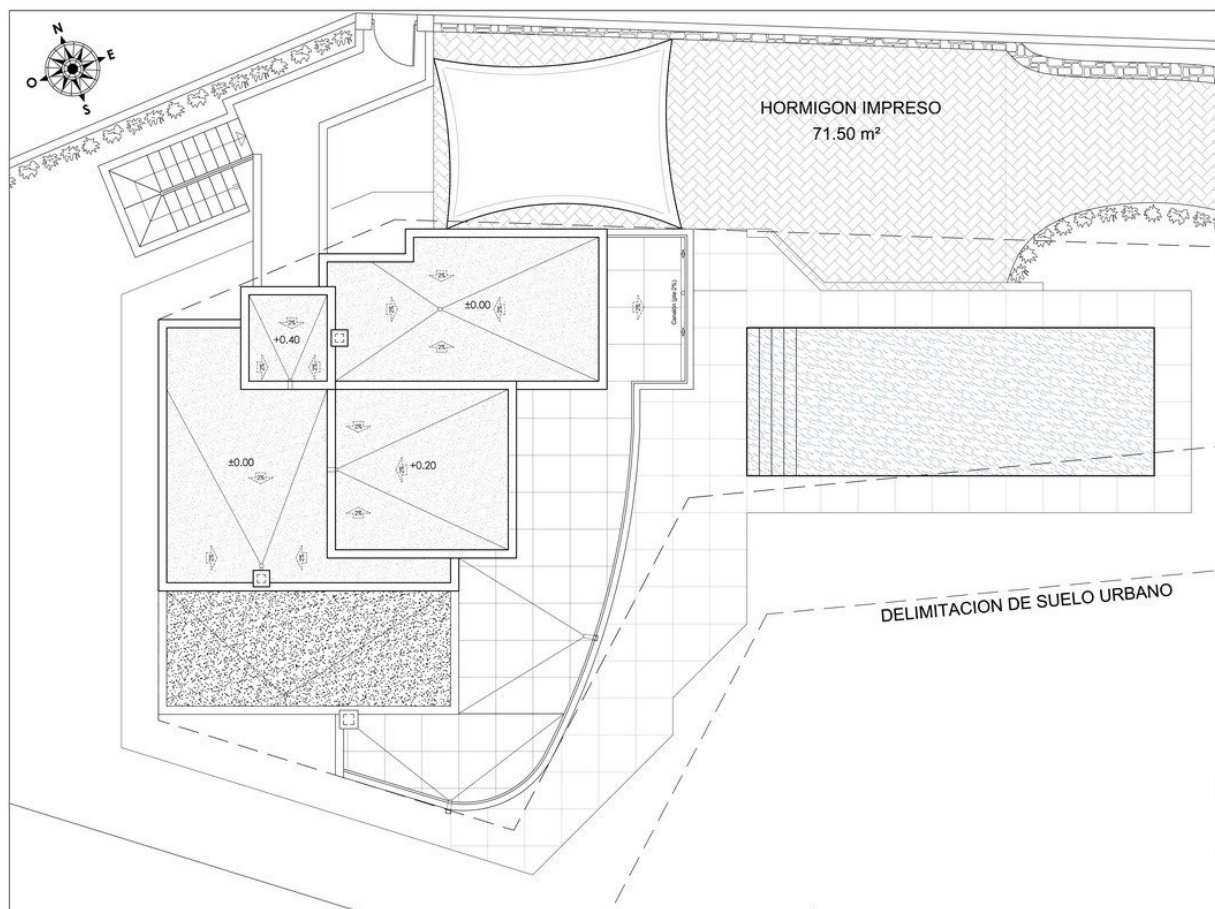
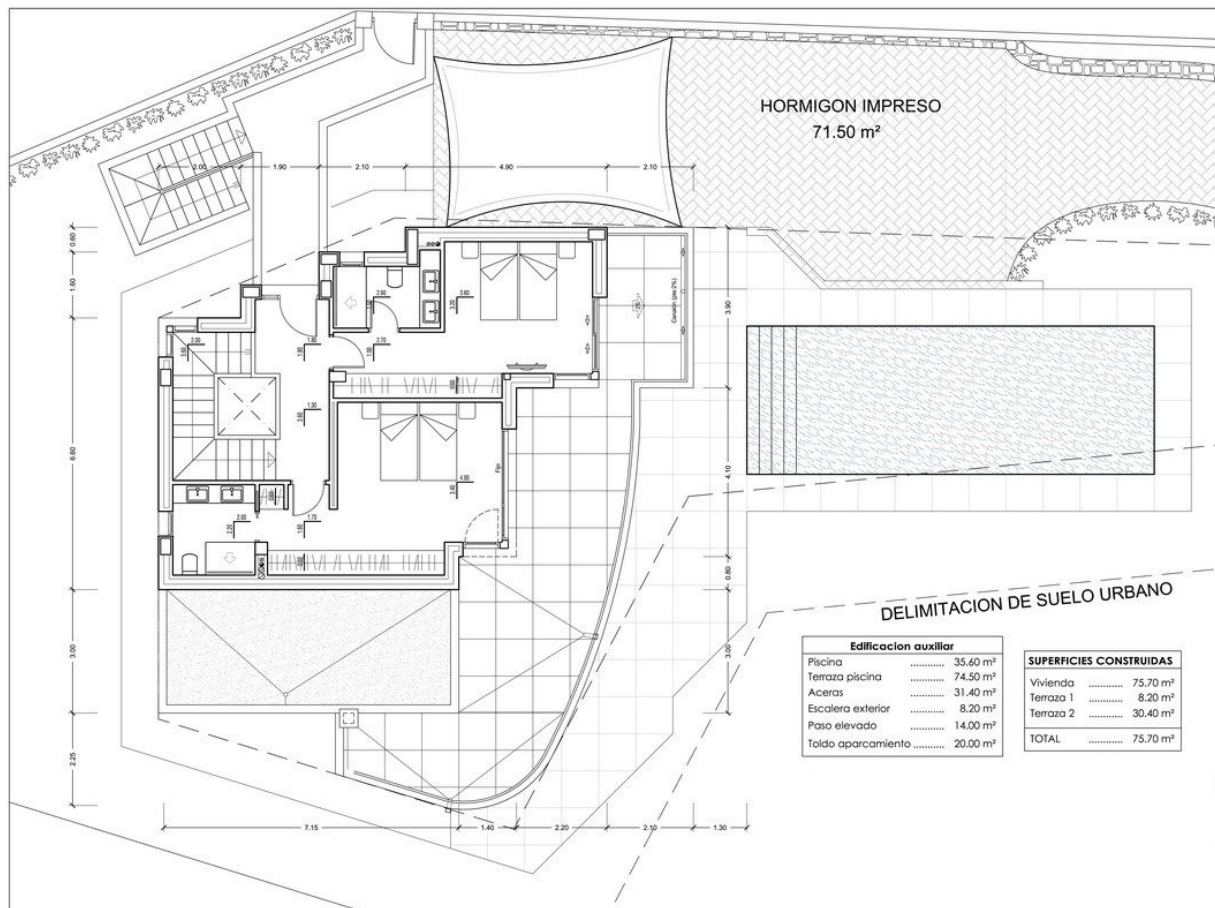




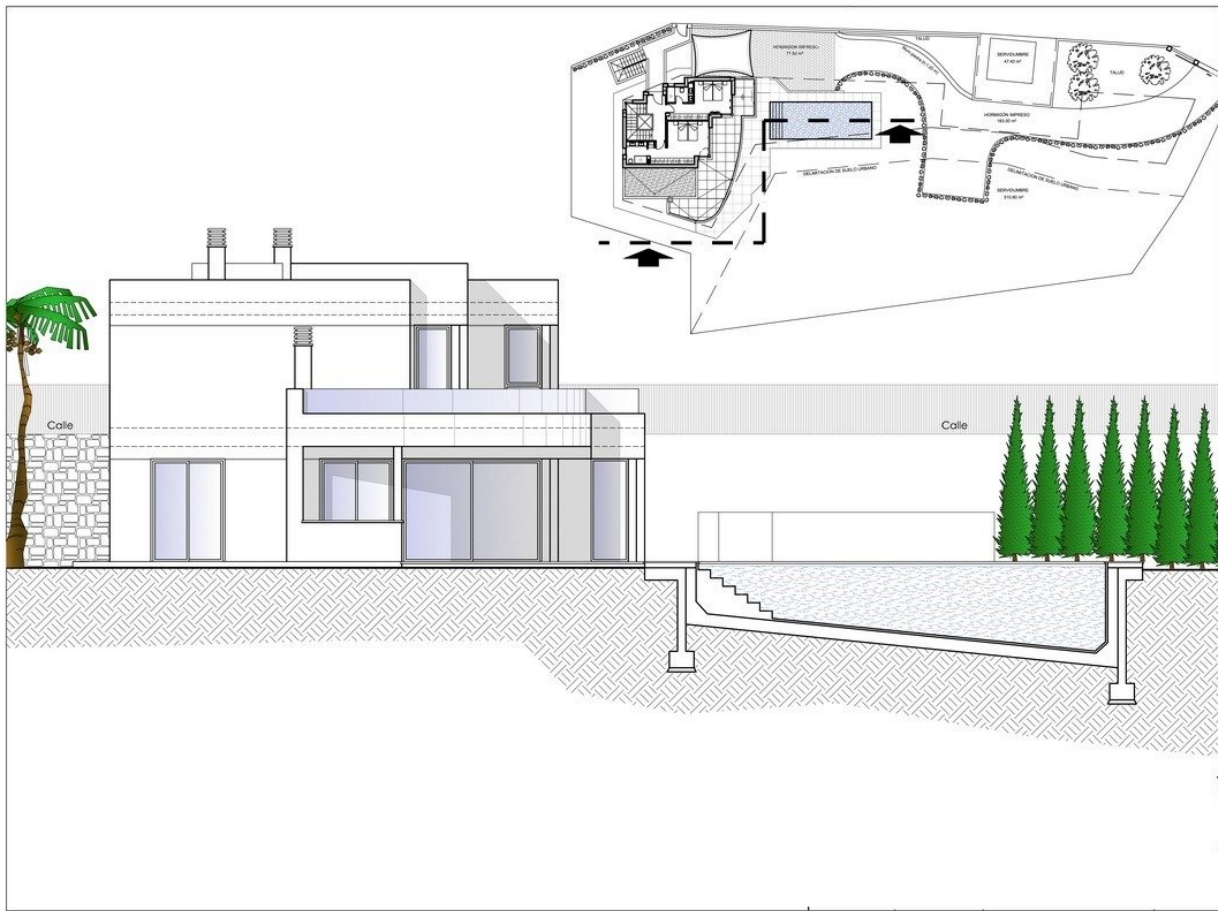
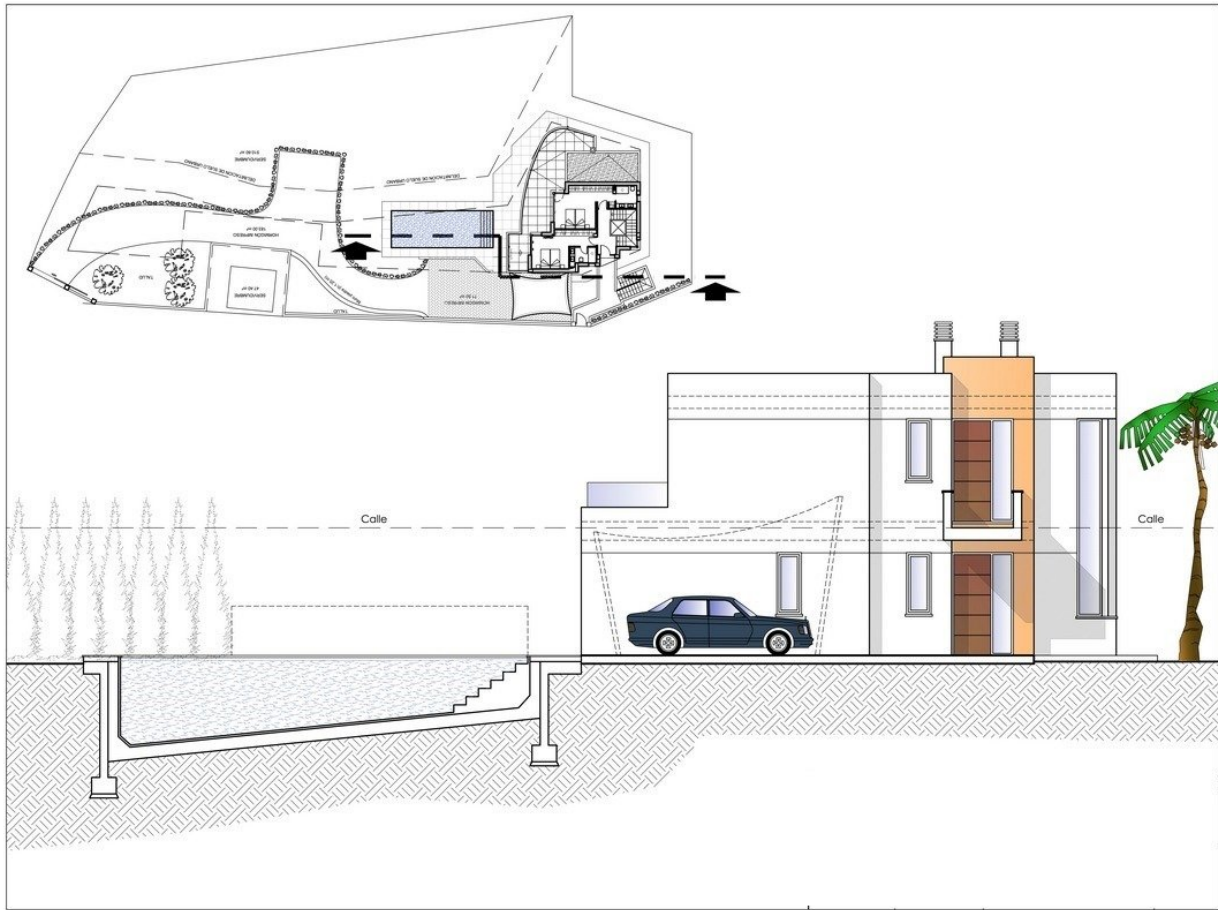


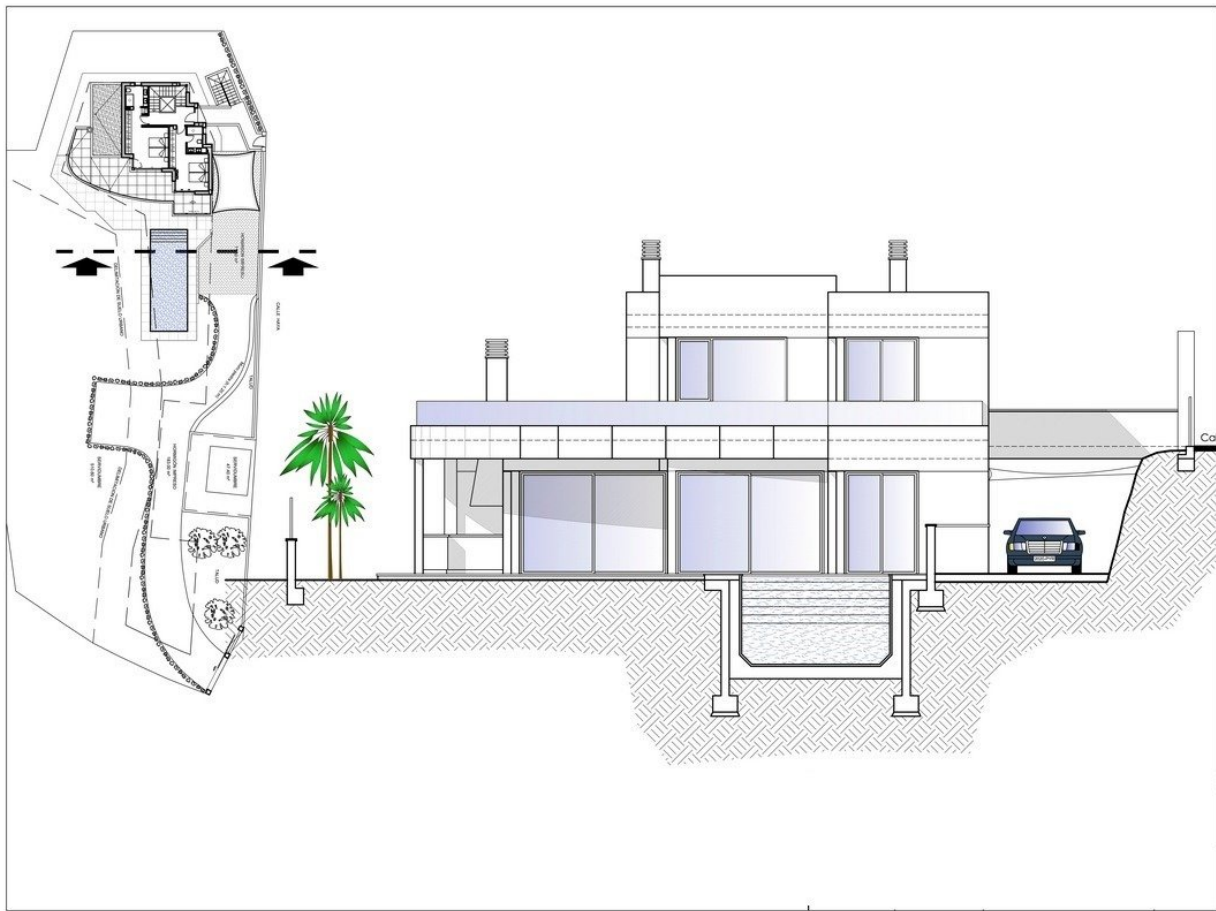
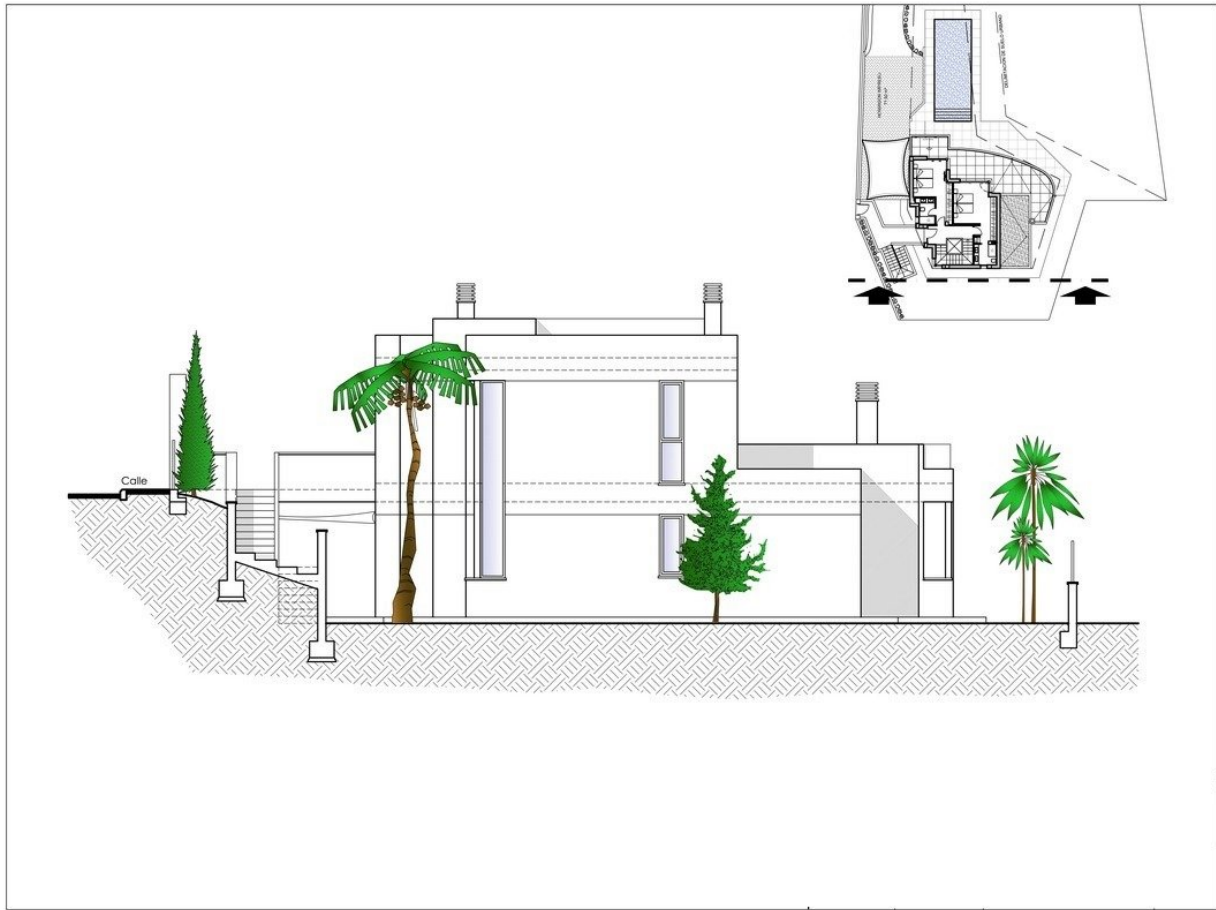




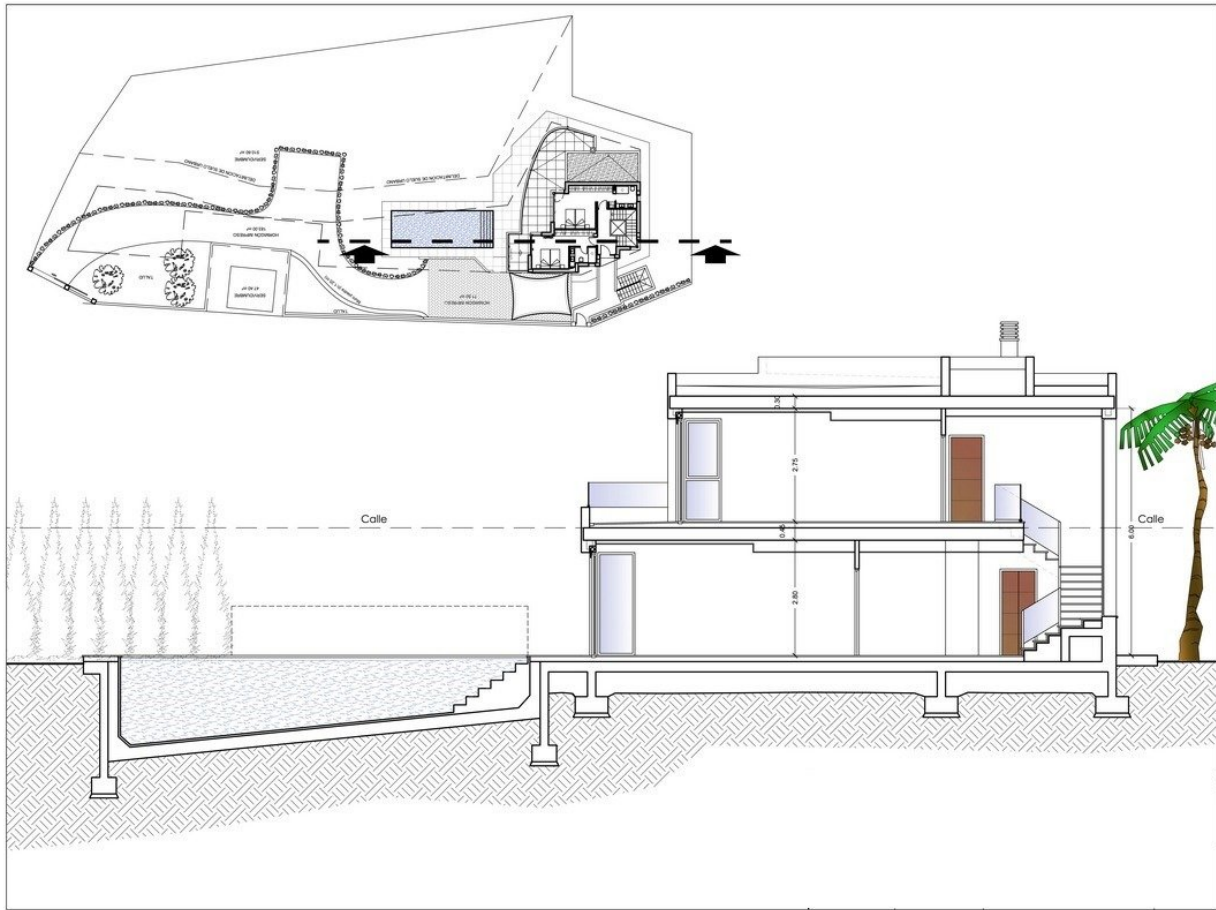












**"OUR EXPERIENCE IS YOUR GUARANTEE"**