



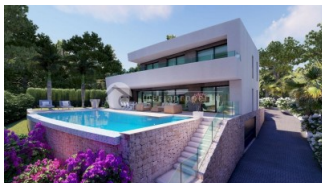
REF: # 7148

CALPE/MORAIRA (MORAIRA CENTRO)



#### INFO

|                 |                                |
|-----------------|--------------------------------|
| PRICE:          | 1.450.000 €                    |
| PROPERTY TYPE:  | Villa                          |
| CITY:           | Calpe/Moraira (Moraira centro) |
| BEDROOMS:       | 4                              |
| Bathrooms:      | 5                              |
| Build ( m2 ):   | 411                            |
| Plot ( m2 ):    | 922                            |
| Terrace ( m2 ): | 48                             |
| Year:           | 2020                           |
| Floor:          | 3                              |
| Old price       | 1.225.000 €                    |



#### DESCRIPTION

New luxury Villa offering sea views and pleasant open views towards Moraira, very well located in a quiet neighbourhood just 2.5 km from the beaches and the centre. This lovely and modern Villa consists in the underground floor of 1 bedroom, ensuite bathroom, guest toilet, kitchen and spacious lounge which leads to the covered terraces leading to the pool area and the surrounding 48m2 terrace on the main living area. Internal staircases lead to the first floor where there are 3 double bedrooms each with its own bathroom and two open terraces with a total of both of 22m2. In the semi-basement there is a large garage of 44m2 and outside there is a carport and plenty of space to park several vehicles. EXTRAS: Technal carpentry with safety glass, complete kitchen with Siemens electrical appliances, complete Roca brand bathrooms and taps, LED lighting, aerothermal system for hot water and underfloor heating, air conditioning through ducts (cold and hot) throughout the house, solar panels, built-in wardrobes, electric blinds, internal alarm, pre-installation of external alarm and security cameras. Rectangular overflowing pool EXTRAS: technal carpentry with safety glass, complete kitchen with Siemens electrical appliances, complete Roca brand

bathrooms and taps, LED lighting, aerothermal system for hot water and underfloor heating, air conditioning by ducts (cold and heat) throughout the house, solar panels, built-in wardrobes, electric blinds, interior alarm, pre-installation of external alarm and security cameras. Rectangular overflowing swimming pool of 12x4,5 meters, barbecue area of 22m2, laundry, completed garden. Automatic gates. Energy classification A. South-facing



|   |   |   |  |
|---|---|---|--|
| <b>STYLE</b>  | <b>AIRCONDITIONING</b>  | <b>DISTANCE TO :</b>  | <b>ORIENTATION</b>   |
| <ul style="list-style-type: none"><li>• Modern</li></ul>                                  | <ul style="list-style-type: none"><li>• Central airconditioning</li></ul>   | Beach : 2 Km<br>Airport: 70 Km<br>Town center : 1 Km  | South  |
| <b>FURNITURE</b>  | <b>PARKING</b>  | <b>MAIN LIVING AREA</b>   | <b>FLOORING</b>  |
| <ul style="list-style-type: none"><li>• Not furnished</li></ul>                           | Garage no Cars : 1<br>Parking no Cars: 2  | <ul style="list-style-type: none"><li>• Bathroom en-suite</li></ul>   | <ul style="list-style-type: none"><li>• Tile floors</li></ul>  |
| <b>KITCHEN</b>  | <b>GARDEN AND TERRACES</b>  | <b>HEATING</b>  | <b>EXTRA</b>   |
| <ul style="list-style-type: none"><li>• Open kitchen</li><li>• Equipped kitchen</li></ul> | <ul style="list-style-type: none"><li>• Covered terrace</li><li>• Open terrace</li><li>• Exterior lights</li><li>• Automatic watering system</li><li>• Fruit trees</li><li>• Palm trees</li><li>• Landscaped</li><li>• Fenced</li><li>• Stone walls</li><li>• Electric gate</li><li>• BBQ/grill</li></ul> | <ul style="list-style-type: none"><li>• Central gas heating</li><li>• Floor heating</li><li>• Floor heating bathrooms</li></ul> | <ul style="list-style-type: none"><li>• Built in wardrobes</li><li>• Alarm</li><li>• Reinforced door</li><li>• Double glazed windows</li><li>• Storage room</li><li>• Laundry room</li></ul> |











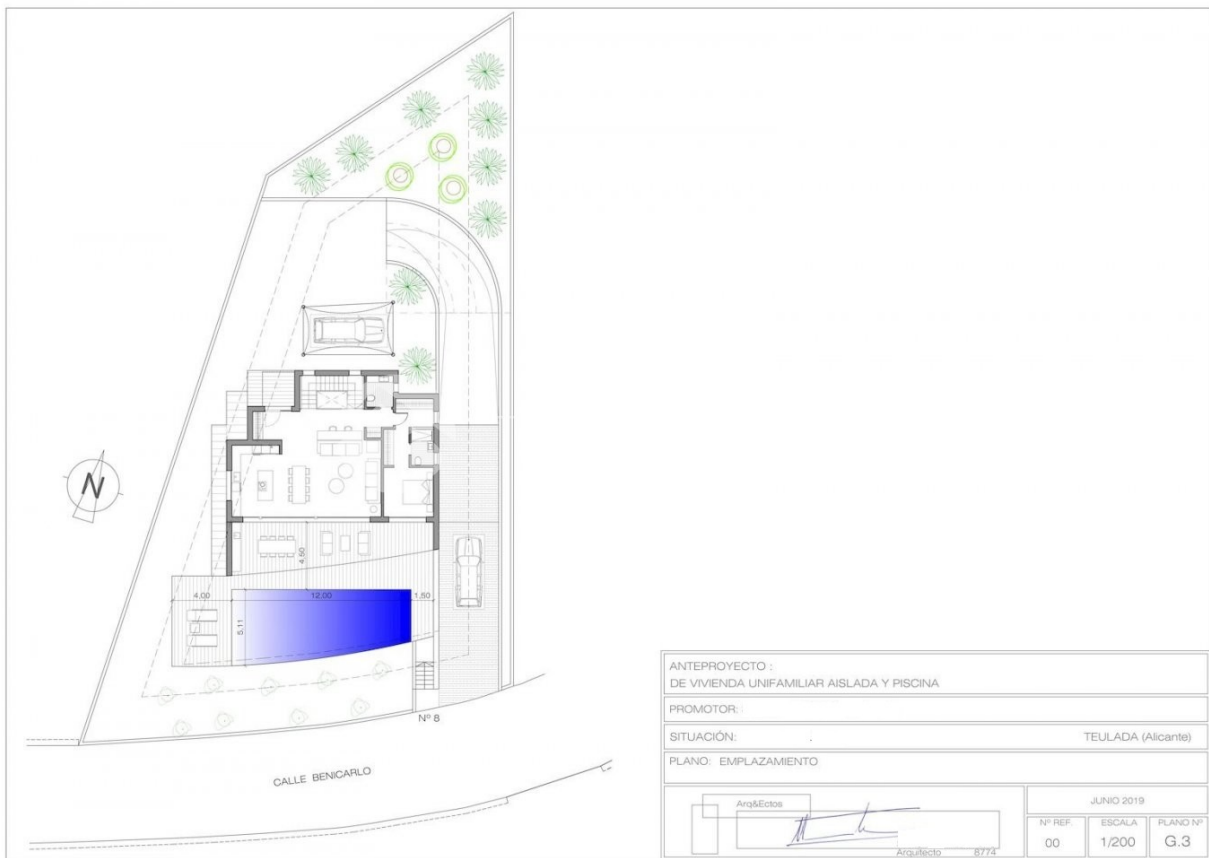




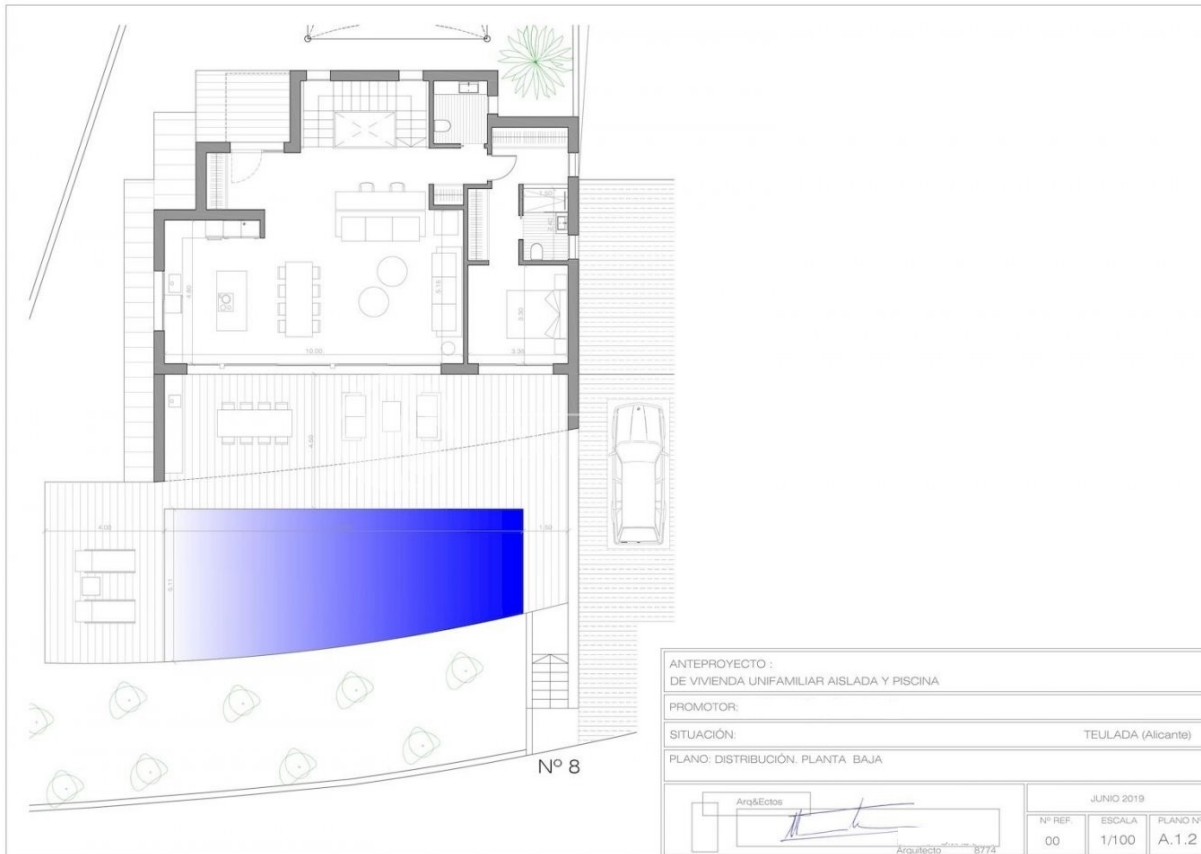




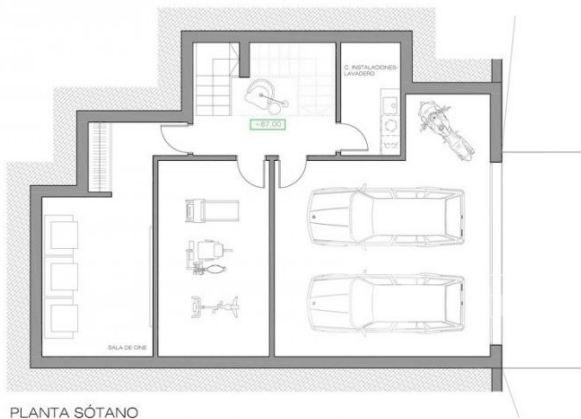












PLANTA SÓTANO

|   |        |   |         |        |          |     |       |       |
|---|--------|---|---------|--------|----------|-----|-------|-------|
| PROYECTO BÁSICO :<br>DE VIVIENDA UNIFAMILIAR AISLADA Y PISCINA  |        |   |         |        |          |     |       |       |
| PROMOTOR:   |        |   |         |        |          |     |       |       |
| SITUACIÓN:  |        | TEULADA (Alicante)  |         |        |          |     |       |       |
| PLANO: DISTRIBUCIÓN. PLANTA SÓTANO  |        |   |         |        |          |     |       |       |
| <div>Arq&amp;Ectos</div> <div></div> <div>Arquitecto 8774</div> |        | <div>JULIO 2019</div> <table><tr><td>Nº REF.</td><td>ESCALA</td><td>PLANO Nº</td></tr><tr><td>338</td><td>1/100</td><td>A.1.1</td></tr></table> | Nº REF. | ESCALA | PLANO Nº | 338 | 1/100 | A.1.1 |
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| 338   | 1/100  | A.1.1   |         |        |          |     |       |       |

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