



REF: # 10879

CALPE/MORAIRA (BENISSA COAST)



INFO

PRICE:	1.075.000 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira (Benissa Coast)
BEDROOMS:	3
Bathrooms:	4
Build ( m2 ):	192
Plot ( m2 ):	725
Terrace ( m2 ):	-
Year:	-
Floor:	-
Old price	-



DESCRIPTION

**NEW BUILD VILLA WITH SEA VIEWS IN BENISSA** This beautiful house is located in a tranquil setting, just 1 km away from the stunning Fustera Beach, which has been awarded the Blue Flag for its excellent quality of water, sand, and facilities. The beach is also home to a well-known ecological trail that leads to Calpe and offers breathtaking views of the coves and cliffs along the way. The house is nestled among pine trees that provide privacy without obstructing the panoramic views of the Mediterranean Sea. The property is spread over two floors: On the main

floor, the entrance leads to a hallway with doors on the right for the laundry area and a guest bathroom. On the left is a staircase that takes you to the upper floor and an en-suite bedroom. The living area is located opposite the hallway and includes a spacious, open-plan kitchen, dining room, and living room. The living room opens up to a terrace that features a swimming pool and a relaxation area, ideal for soaking up the sun, enjoying the views, or having a barbecue dinner. The property is surrounded by landscaped gardens, and on one side there is a covered pergola with space for two cars. On the first floor, you'll find the sleeping quarters, comprising two bedrooms, each with its own bathroom and dressing room. From the bedrooms, you can step out onto an outdoor terrace and soak up the stunning sea views. 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. Modern kitchen featuring laminated doors combined with smooth white-lacquered doors with drawers with stoppers and Silestone countertops on white. Included goods: oven, microwave, vitro-ceramic hob, extraction hood, paneling fridge and paneling dishwasher. Bathrooms will be provided with Roca wall-hung toilets (The Gap or Dama models). Also including basins from Roca (Victoria model) as well as a mirror with integrated LED light. Shower trays will have the same finish as the house floor (non-slip) and a fixed glass handle. 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. ?Pool of 45m2 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. Parking space with an exterior pergola is installed for the protection of the vehicles. The spaces of your house enjoy natural light through the large windows. As well as a LED spotlight inside the whole house. Air conditioning will operate through an air vent system, including individual AC conditioning for each room. The heating system chosen for your home is an underfloor heating system which provides a distribution of heat adapted to the ideal needs of the human body. Double glazing featuring a CLIMALIT type air chamber providing solar control and low emissivity. Security gate at the entrance from first qualities, housing with fence provided including anti-lever anchors for fixing to the partition, safety hinges, safety lock and a lacquered aluminum finish according to technical project. The rest of the interior doors follow the general aesthetics of your home, with smooth white-lacquered doors having hidden hinges this way creating a clean, elegant and timeless space (2,40m high). Benissa is located towards the northern end of the Costa Blanca, just off the A-7 Motorway; the trip to and from Alicante airport takes just over one hour. The town is small, but enchanting with its medieval architecture and charming plazas. Although only 5 kilometres distance from the sea – as the crow flies, the nearest beaches by road are approximately 11 kilometres away and the seaside towns of Calpe (to the south) and Moraira (to the north east) are approximately 12 kilometres distance. The views of the Mediterranean, the weather, wild nature, the quality of the light, the towns architecture, Benissa will seduce you. Alicante airport located 1 hour away.

## ENERGETIC CERTIFIED



VIEWS

- Panoramic views

GARDEN AND TERRACES

- Open terrace
- Private garden

EXTRA

- Reinforced door

ENERGETIC CERTIFIED



**"OUR EXPERIENCE IS YOUR GUARANTEE"**