



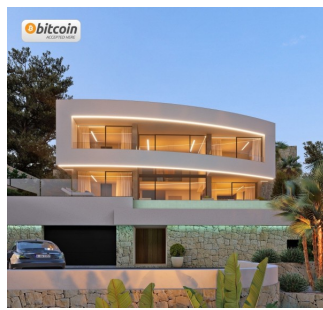
REF: # 13207

CALPE/MORAIRA



INFO

PRICE:	2.150.000 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira
BEDROOMS:	4
Bathrooms:	4
Build (m2):	898
Plot (m2):	1.042
Terrace (m2):	-
Year:	-
Floor:	-
Old price	-



DESCRIPTION

LOCATION: We located this beautiful luxury villa in the town of Calpe in the province of Alicante, in a quiet and consolidated area. The center of Calpe with its beaches is about 5400 meters away. **PROPERTY:** This villa with a constructed area of 898 m2, built on a plot of 1042 m, offers spectacular views of the sea, the Peñón de Ifach and Calpe. It is distributed over 3 floors, connected to each other with internal stairs and a lift. From the entrance to the garden through automatic doors, we access directly to the garage entrance on the semi-basement floor where we find a large parking area outside with capacity for several cars. **SEMI-BASEMENT FLOOR:** from the street you can access the plot and access to the 52m2 garage. Here we also find a laundry room and a wine cellar. **MAIN FLOOR:** we go up through internal stairs or elevator, and we access directly to the house where we find a spacious living room with access to a porch of 25 m2 and the pool area with its large terrace of 78m2. We also find here an open-concept kitchen towards the

living/dining room, fully equipped, apart from 2 bedrooms with their en-suite bathroom and a guest toilet UPPER FLOOR: 2 double bedrooms each with its own en-suite bathroom and two open terraces.

EQUIPMENT: Technal carpentry with safety glass, full kitchen with Siemens appliances. LED lighting. Aerothermal system for hot water and underfloor heating, ducted air conditioning (hot and cold) throughout the house. Fitted wardrobes, electric blinds, interior alarm, pre-installation of exterior alarm and security cameras. Rectangular swimming pool with 10x3.3 metre overflow system, barbecue area, laundry room, garden, wine cellar. South facing. Automatic access doors. Energy rating A.



VIEWS

- Panoramic views

PARKING

Garage no Cars : 1













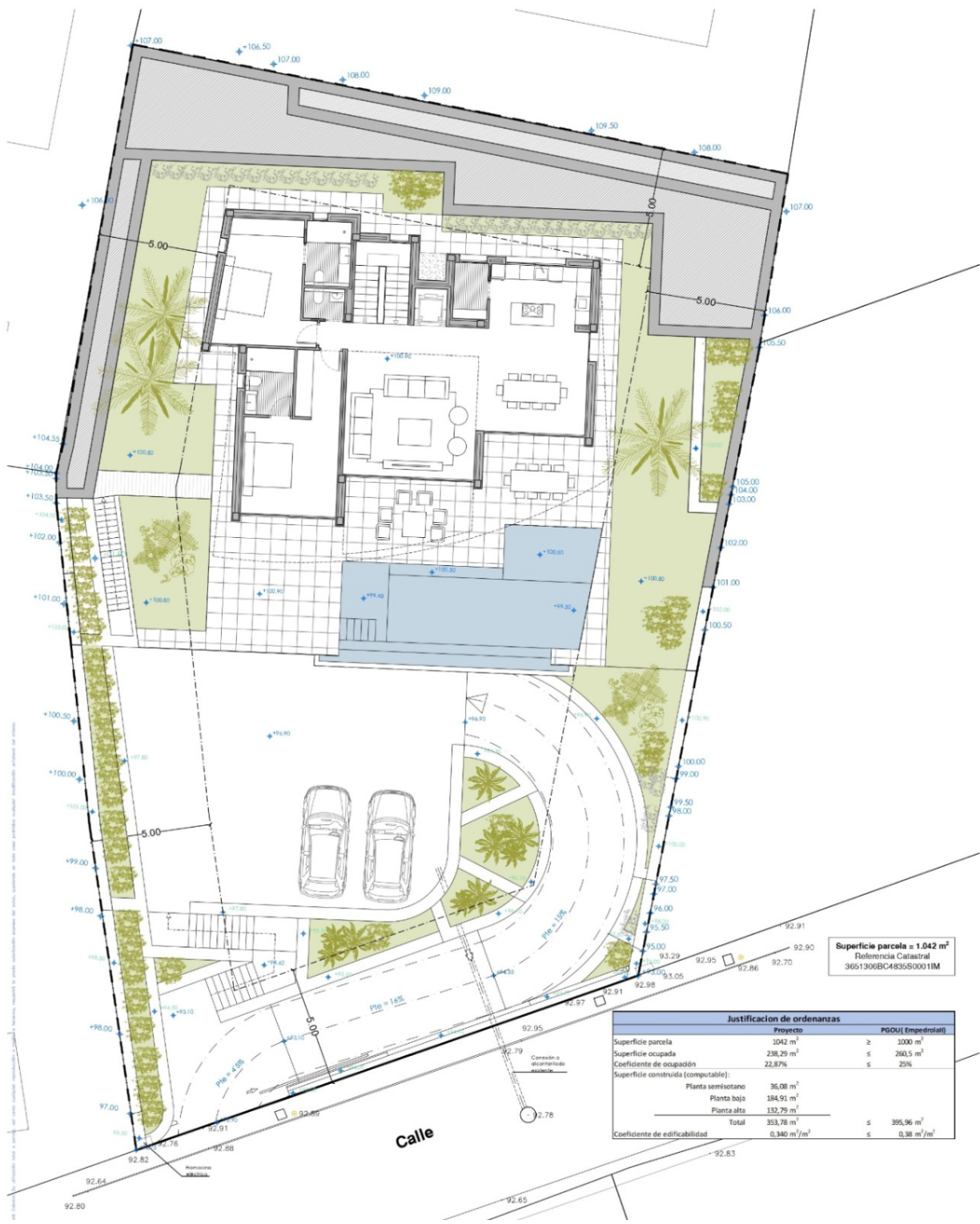












Justificación de ordenanzas			
	Proyecto		PGOU (Empedratil)
Superficie parcela	1042 m ²	≥	1000 m ²
Superficie ocupada	238,29 m ²	≤	260,5 m ²
Coefficiente de ocupación	22,87%	≤	25%
Superficie construida (computable):			
Planta semisótano	36,08 m ²		
Planta baja	184,91 m ²		
Planta alta	132,79 m ²		
Total	353,78 m ²	≤	395,96 m ²
Coefficiente de edificabilidad	0,340 m ² /m ²	≤	0,38 m ² /m ²

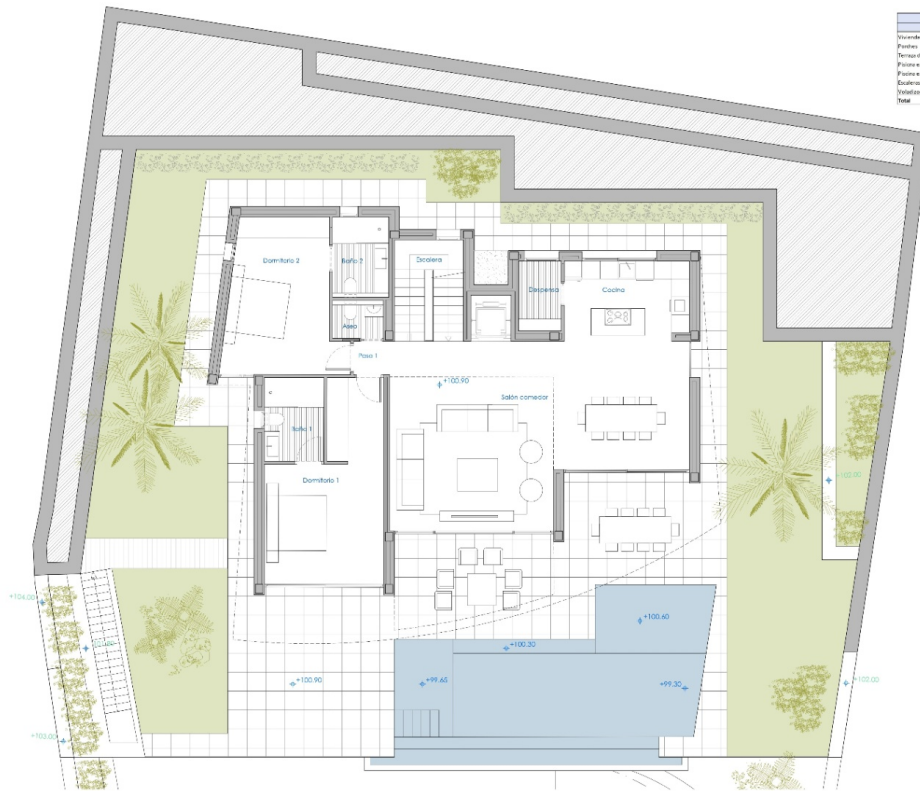
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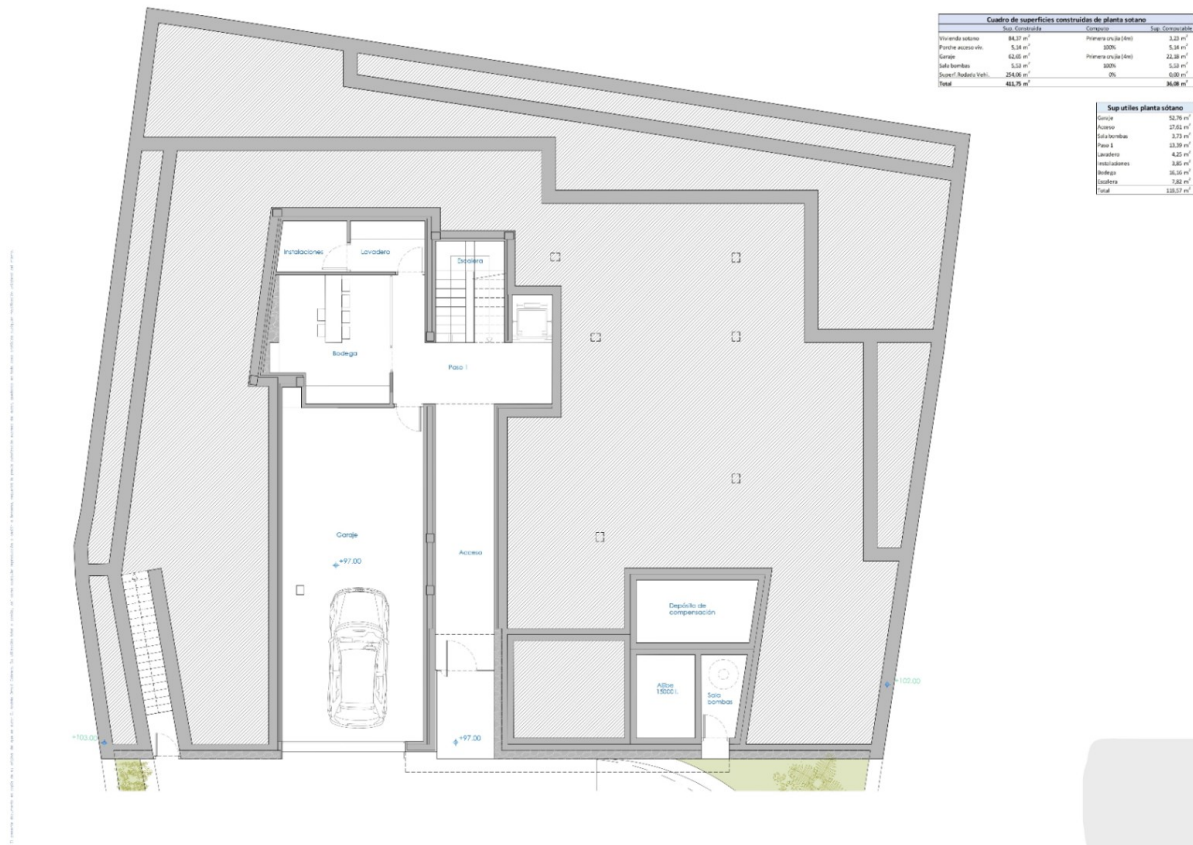
Cuadro de superficies construidas de planta primera		
Superficie Construida	Cobertura	Superficie Construida
Urbano	100%	100%
Verdadero Urban	0%	0%
Pavimento	100%	100%
Verdadero Urban	0%	0%
Total	100%	100%

Sup. útiles planta primera	
Dormitorio 1	10.00 m ²
Dormitorio 2	10.00 m ²
Dormitorio 3	10.00 m ²
Dormitorio 4	10.00 m ²
Paseo 2	10.00 m ²
Total	40.00 m ²



Cuadro de superficies construidas de planta baja		
Superficie Construida	Cobertura	Superficie Construida
Urbano	100%	100%
Verdadero Urban	0%	0%
Pavimento	100%	100%
Verdadero Urban	0%	0%
Total	100%	100%

Sup. útiles planta baja	
Dormitorio 1	10.00 m ²
Dormitorio 2	10.00 m ²
Dormitorio 3	10.00 m ²
Dormitorio 4	10.00 m ²
Paseo 1	10.00 m ²
Total	40.00 m ²



"OUR EXPERIENCE IS YOUR GUARANTEE"