



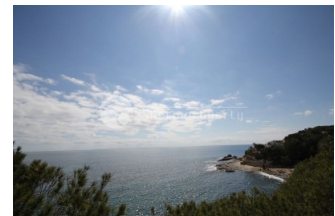
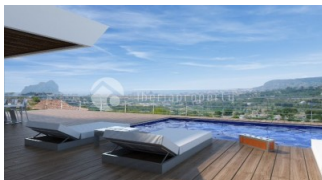
REF: # 3554

CALPE/MORAIRA (MORAIRA)



#### INFO

PRICE:	746.500 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira (Moraira)
BEDROOMS:	4
Bathrooms:	4
Build ( m2 ):	283
Plot ( m2 ):	960
Terrace ( m2 ):	-
Year:	2016
Floor:	2
Old price	-



#### DESCRIPTION

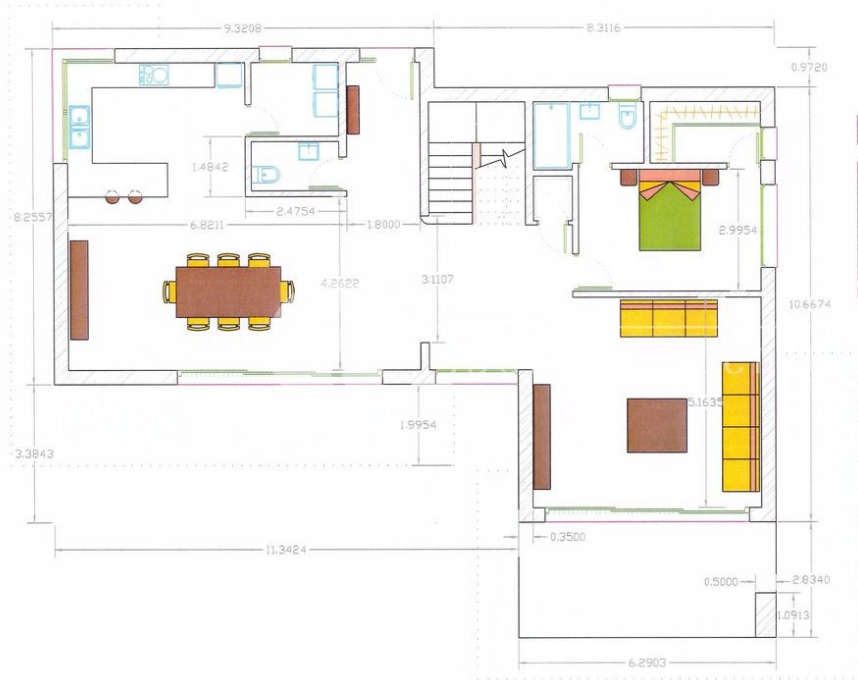
Project to build a luxury villa in one of the most popular and sought-after areas of Moraira, The beautiful beach of El Portet is only about 2 km walk and Moraira and its private Marina are some 3.5 km. In Moraira you will find all kinds of businesses, banks, shops, many bars and restaurants with exquisite cuisine, also the beautiful L' Ampolla sandy beach. The plot has some slope but poses no difficulty to build a beautiful villa and have an elevation for a possible extension. The views are very nice and panoramic, with south east orientation. The house will have a superior quality building materials and approved in accordance with current building regulations. In the villa are included many top quality finishes. Some, such as floor tiles and tiles in bathrooms and kitchen are to be chosen by the clients. The villa comes equipped with; Underfloor central heating, air conditioning with splits in the living room and bedrooms, all the windows will be top quality Pvc with double glazing, blinds and mosquito nets in bedrooms, marble staircase, main entrance PVC security door, nice interior woodwork, sanitary ware will be Meridian

model with mixer taps and from Roca, kitchen with Corian work tops and extractor fan, induction hob, electric oven and Corian sink. A 10x5 Rectangular swimming pool with a tiled interior staircase, coronation, and terrace also the filtration equipment and 2 underwater lights also exterior built in shower. The price includes the elevation of the pool and terrace to accommodate a garage of 60m2. The construction time will be of 12 months from the obtaining of the building permit. The VAT is NOT included The work also includes the decennial insurance (10 years structural guarantee).



<b>STYLE</b> <ul style="list-style-type: none"><li>• Modern</li></ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"><li>• Livingroom</li><li>• Kitchen</li><li>• Bedrooms</li></ul>	<b>DISTANCE TO :</b> <div>Beach : 2 Km</div> <div>Airport: 80 Km</div> <div>Town center : 3 Km</div>	<b>ORIENTATION</b> <div>South east</div>
<b>FURNITURE</b> <ul style="list-style-type: none"><li>• Not furnished</li></ul>	<b>PARKING</b> <div>Garage no Cars : 2</div> <div>Parking no Cars: 3</div>	<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"><li>• Storage</li><li>• Bathroom en-suite</li></ul>	<b>FLOORING</b> <ul style="list-style-type: none"><li>• Tile floors</li></ul>
<b>KITCHEN</b> <ul style="list-style-type: none"><li>• Open kitchen</li><li>• Equipped kitchen</li><li>• Granite countertop</li></ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"><li>• Covered terrace</li><li>• Open terrace</li><li>• Exterior lights</li><li>• Automatic watering system</li><li>• Palm trees</li><li>• Fenced</li><li>• Lawn</li><li>• Electric gate</li><li>• Outdoor kitchen</li><li>• Private garden</li></ul>	<b>HEATING</b> <ul style="list-style-type: none"><li>• Floor heating</li><li>• Floor heating bathrooms</li><li>• Fireplace gas</li></ul>	<b>EXTRA</b> <ul style="list-style-type: none"><li>• Built in wardrobes</li><li>• Alarm</li><li>• Reinforced door</li><li>• Double glazed windows</li><li>• Door bell with camera</li><li>• Satellite TV</li><li>• Video security</li><li>• Storage room</li><li>• Laundry room</li></ul>





SUPERFICIE ÚTIL	333.17 m <sup>2</sup>
SUPERFICIE CONSTRUIDA TOTAL	358.08 m <sup>2</sup>
SUPERFICIE COMPUTABLE TOTAL	383.83 m <sup>2</sup>

CUADRO DE SUPERFICIES				
PLANTA BAJA				
DESCRIPCIONES	SUP. ÚTIL	SUP. CONSTR.	SUP. COM.	
COFRETEADOR	3.53 m <sup>2</sup>			
ESCALERA	3.55 m <sup>2</sup>			
REBO	2.56 m <sup>2</sup>			
SACOFITOCHEADOR	77.02 m <sup>2</sup>			
COCHIN	14.31 m <sup>2</sup>			
OFFICE	3.88 m <sup>2</sup>			
COMODORO 1	13.25 m <sup>2</sup>			
BAYO 1	4.23 m <sup>2</sup>			
VESTIDOR	4.01 m <sup>2</sup>			
TOTAL	133.91 m <sup>2</sup>	159.18 m <sup>2</sup>	159.18 m <sup>2</sup>	
TERRAZA PORCHE	17.58 m <sup>2</sup>	---	---	8.78 m <sup>2</sup>



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CUADRO DE SUPERFICIES				
PLANTA ALTA				
DESCRIPCIONES	SUP. ÚTIL	SUP. CONSTR.	SUP. COM.	
COFRETEADOR	3.53 m <sup>2</sup>			
ESCALERA	3.55 m <sup>2</sup>			
REBO	2.56 m <sup>2</sup>			
SACOFITOCHEADOR	77.02 m <sup>2</sup>			
COCHIN	14.31 m <sup>2</sup>			
OFFICE	3.88 m <sup>2</sup>			
COMODORO 1	13.25 m <sup>2</sup>			
BAYO 1	4.23 m <sup>2</sup>			
BAYO 2	3.88 m <sup>2</sup>			
BAYO 3	4.01 m <sup>2</sup>			
VESTIDOR	4.23 m <sup>2</sup>			
TOTAL	133.91 m <sup>2</sup>	159.18 m <sup>2</sup>	159.18 m <sup>2</sup>	
TERRAZA 1	17.58 m <sup>2</sup>	---	---	8.78 m <sup>2</sup>
TERRAZA 2	17.58 m <sup>2</sup>	---	---	8.78 m <sup>2</sup>







**"OUR EXPERIENCE IS YOUR GUARANTEE"**