



REF: # 13130

CALPE/MORAIRA (CALPE CENTRO)



#### INFO

**PRICE:** 1.985.000 €

**PROPERTY TYPE:** Villa

**LOCATION:** Calpe/Moraira (Calpe centro)

**BEDROOMS:** 4

**BATHROOMS:** 4

**BUILD:** 418 (m2)

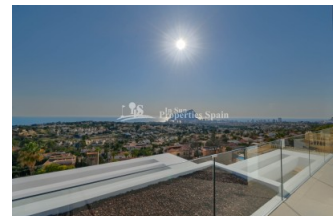
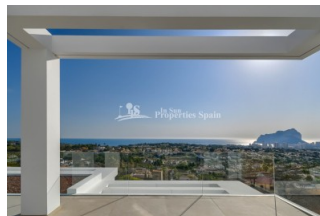
**PLOT:** 823 (m2)

**TERRACE:** -

**YEAR:**

**FLOOR:** 1

**OLD PRICE** -



#### DESCRIPTION

Situated in an elevated area of Calpe, this stunning villa offers uninterrupted panoramic views from Calpe to Moraira, including the iconic Peñón de Ifach. Just a few minutes from Calpe's town center, you'll have easy access to restaurants, shops, sandy beaches, seafront promenades, and the Real Club Náutico. The well-known La Fustera beach, ideal for scenic walks in a natural setting, is less than a 5-minute drive away. Built on a plot of 802 m<sup>2</sup>, the property offers a total living space of 418.85 m<sup>2</sup> distributed over three levels, connected by internal stairs and a lift. All floors enjoy spectacular sea views. The top floor (62.33 m<sup>2</sup>) features a double bedroom with en-suite bathroom, a private sea-view terrace, and a closed garage. The main floor (162.97 m<sup>2</sup>) includes a spacious and bright living-dining room, a fully equipped kitchen, laundry room, guest toilet, and two double bedrooms each with its own en-suite bathroom and direct access to sea-view terraces. The lower ground floor (66.73 m<sup>2</sup>) offers a cinema room, wine cellar, a double bedroom with en-suite bathroom, an additional guest toilet, a covered porch, barbecue area, swimming pool, and a 29.52 m<sup>2</sup> terrace. This property combines luxury, comfort, and a privileged location—ideal for those seeking privacy, breathtaking views, and close proximity to the sea.

<b>STYLE</b> <ul style="list-style-type: none"> <li>• Modern</li> </ul>	<b>VIEWS</b> <ul style="list-style-type: none"> <li>• Panoramic views</li> <li>• Sea views</li> <li>• Mountain views</li> </ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"> <li>• Central airconditioning</li> <li>• Livingroom</li> <li>• Kitchen</li> <li>• Bedrooms</li> </ul>	<b>DISTANCE TO :</b> <div>Beach : 2 Km</div> <div>Airport: 40 Km</div> <div>Town center : 4 Km</div>
<b>ORIENTATION</b> <div>South</div>	<b>FURNITURE</b> <ul style="list-style-type: none"> <li>• Not furnished</li> </ul>	<b>PARKING</b> <div>Garage no Cars : 1</div>	<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"> <li>• Storage</li> <li>• Games room</li> <li>• Wine cellar</li> </ul>
<b>FLOORING</b> <ul style="list-style-type: none"> <li>• Stone floors</li> </ul>	<b>KITCHEN</b> <ul style="list-style-type: none"> <li>• Open kitchen</li> <li>• Equipped kitchen</li> </ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"> <li>• Open terrace</li> <li>• Exterior lights</li> <li>• Fruit trees</li> <li>• Palm trees</li> <li>• Play Ground</li> <li>• Landscaped</li> <li>• Fenced</li> <li>• Stone walls</li> <li>• Outdoor kitchen</li> <li>• BBQ/grill</li> <li>• Private garden</li> </ul>	<b>HEATING</b> <ul style="list-style-type: none"> <li>• Floor heating</li> <li>• Floor heating bathrooms</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>• Satellite TV</li> <li>• Storage room</li> <li>• Laundry room</li> <li>• Lift</li> <li>• Water softener</li> <li>• Internet</li> </ul>			

***"Experience our experience - Because you deserve the best"***