



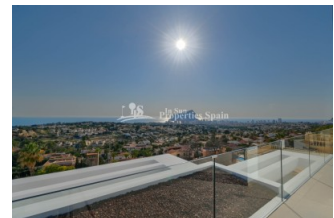
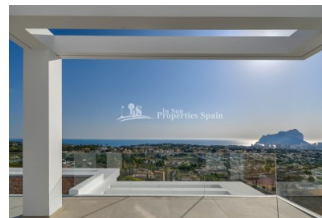
REF: # 13130

CALPE/MORAIRA (CALPE CENTRO)



INFO

<b>PRIJS:</b>	1.985.000 €
<b>TYPE HUIS:</b>	Villa's
<b>PLAATS:</b>	Calpe/Moraira (Calpe centro)
<b>SLAAPKAMERS:</b>	4
<b>Badkamers:</b>	4
<b>Build ( m2 ):</b>	418
<b>Plot ( m2 ):</b>	823
<b>Terras ( m2 ):</b>	-
<b>Years:</b>	
<b>Floor:</b>	1
<b>bericht</b>	-

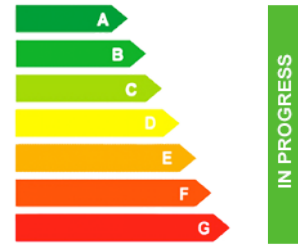



BESCHRIJVING

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.

## ENERGETIC CERTIFIED



<b>STIJL</b>	<b>UITZICHT</b>	<b>AIRCO</b>	<b>AFSTAND NAAR :</b>
<ul style="list-style-type: none"> <li>• Modern</li> </ul>	<ul style="list-style-type: none"> <li>• Panoramisch</li> <li>• Zeezicht</li> <li>• Bergzicht</li> </ul>	<ul style="list-style-type: none"> <li>• Centrale airco</li> <li>• Woonkamer</li> <li>• Keuken</li> <li>• Slaapkamers</li> </ul>	Strand : 2 Km <hr/> Vliegveld: 40 Km <hr/> Centrum : 4 Km
<b>ORIËNTATIE</b>	<b>MEUBELS</b>	<b>PARKING NEE CARS</b>	<b>ALGEMENE WOONRUIMTE</b>
South <hr/>	<ul style="list-style-type: none"> <li>• Niet gemeubileerd</li> </ul>	Garage geen Cars : 1 <hr/>	<ul style="list-style-type: none"> <li>• Opslagruimte</li> <li>• Speelruimte</li> <li>• Wijnkelder/bodega</li> </ul>
<ul style="list-style-type: none"> <li>• Steen</li> </ul>	<b>KEUKEN</b>	<b>TUIN TERRAS</b>	<b>VERWARMING</b>
	<ul style="list-style-type: none"> <li>• Open keuken</li> <li>• Ingerichte keuken</li> </ul>	<ul style="list-style-type: none"> <li>• Open terras</li> <li>• Buitenverlichting</li> <li>• Fruitbomen</li> <li>• Palmbomen</li> <li>• Speeltuin</li> <li>• Aangelegd</li> <li>• Omheind</li> <li>• Stenen muur</li> <li>• Buitenkeuken</li> <li>• BBQ/grill</li> <li>• Privé tuin</li> </ul>	<ul style="list-style-type: none"> <li>• Vloerverwarming</li> <li>• Vloerverwarming badkamers</li> </ul>
<b>EXTRA</b>	<b>ENERGETIC CERTIFIED</b>		
<ul style="list-style-type: none"> <li>• Inbouwkasten</li> <li>• Alarm</li> <li>• Veiligheidsdeur</li> <li>• Dubbele beglazing</li> <li>• Sateliet TV</li> <li>• Opbergruimte</li> <li>• Wasruimte</li> <li>• Lift</li> <li>• Zachtwaterinstallatie</li> <li>• Internet</li> </ul>			

**"OUR EXPERIENCE IS YOUR GUARANTEE"**