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234m<sup>2</sup>1005m<sup>2</sup>

Modern new build villa for sale in Calpe. There is an entrance hall with a guest toilet, a spacious living dining room with a fully equipped open kitchen and a utility room. There are 2 double bedrooms sharing a bathroom and the master bedroom has an en suite bathroom. There is also a garage. The living room, the kitchen and the 3 bedrooms give access to the terrace with the swimming pool. Among the main features, qualities and finishes of the house, we highlight the following: - Modern kitchen with open floor and cupboard wall to the dining room with built-in extractor with remote control or in cupboard wall to design and equipped with built-in appliances from the Bosch brand (oven, microwave, dishwasher, refrigerator, ceramic hob), Sylestone countertops or the like. - Air conditioning hot/cold through pipes. - Pre-installation of underfloor heating - Pre-installation alarm system in the house. - Exterior joinery is made of aluminium, with 4 + 4 / room / 4 + 4 glass in French windows and large windows and with 6 + 6 / room / 4 glass in smaller windows. Glass with a low emissivity is placed throughout the house. - Slatted shutters or motorized blinds with motor in bedrooms according to the project. - Interior carpentry with padded cabinets and walnut veneered wood or similar doors with concealed hinges and magnetic closure. - Hanging sanitary white color model Meridiam brand Roca with "Moai" model mixer tap brand Roca or similar. Bathroom furniture with mirrors and shower screens are placed in showers. - Tiling of bathrooms and toilets in porcelain tile and floor of the house in porcelain pavement of the customer's choice up to a price of € 35/m2. - Halogens are placed in the house and wall lamps on the outside walls of the house. - Pool construction according to project with LED lighting, pre-installation heating (PVC cover and heat pump not included), with outdoor shower and treatment system - Installation of two doors, one for pedestrians with videophone input and the other vehicles with motor and remote control. - Paving of the inner parking lot of the plot with paving stone and terrace around the pool with ceramic paving. - Construction of the plot through a low-maintenance garden. The villa is located in one of the most beautiful residential areas of the Costa Blanca. The towns of Calpe, Benissa and Moraira offer a coast of extraordinary attractiveness and great scenic and ecological interest, with a steep littoral with numerous beaches and hidden coves. Only 1.5 km from this extraordinary villa, the main beach of the town, Playa de la Fustera, is a sandy beach located between the Yacht Club Les Basetes and Cala Pinets, which has the distinctive "Bandera Blue" which enhances the quality of its waters. and the many services available: promenade, walkways and disabled access, playground and sports area, Red Cross, bus stop, parking, maritime surveillance, cafes and restaurants, etc. From Fustera beach you can access the Benissa ecological promenade, from where you can take a pleasant walk of just under 2 km and enjoy the view of the sea and some coves and cliffs of great beauty. The privileged location of this house is enhanced by its close proximity to the towns of Calpe, just 2.5km from Fossa beach and Moraira just 9km away. More information on request.

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**985,000 €***Gran Sol ( Calpe )*

