



REF: # 13206

CALPE/MORAIRA



#### INFO

: 1.990.000 €

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: Calpe/Moraira

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4

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4

( m2 ): 754

( m2 ): 1.046

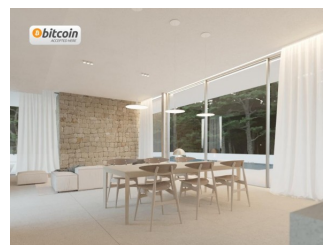
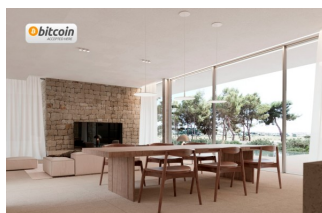
( m2 ): -

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Villa in Moraira Discover the charm of this beautiful luxury villa, set on a plot of 1046 m<sup>2</sup> with two pedestrian and vehicle accesses, including one through the communal area of the urbanization. Strategically located within walking distance of the beautiful beaches and the centre of Moraira, this property offers an exceptional living experience. Layout of the Villa: This villa, spread over 3 floors, stands out for its modern design and clever layout: GROUND FLOOR: Spacious bright living room next to an open kitchen with island, a guest toilet and a bedroom with en-suite bathroom. Outside, a stunning infinity pool, surrounded by a spacious terrace and barbecue area, creates a perfect atmosphere for entertaining. UPPER FLOOR: 3 spacious bedrooms, each with its own en-suite bathroom and a private balcony to enjoy the stunning views. On the outside of this floor is the garage, providing comfort and space for your vehicle. BASEMENT FLOOR: It houses a generous storage room of 221 m<sup>2</sup>, adding functionality and storage space. Featured Extras: The villa is equipped with the finest qualities and luxury amenities, including: Technal carpentry with safety glass. Full kitchen with Siemens appliances. Bathrooms and taps complete from the prestigious Roca brand. LED lighting. Aerothermal system for hot water and underfloor heating. Ducted air conditioning (hot and cold) throughout the house. Pre-

installation of solar panels.Solar panel for sanitary water.Fitted wardrobes.Electric blinds.Indoor alarm, pre-installation of outdoor alarm and security cameras.Exteriors and energy classification:Rectangular swimming pool with overflow system.Barbecue area.Laundry.Perfectly finished gardenAutomatic access doors.Energy classification A.South facing.This project is part of a small development made up of six modern homes, each with its own car park.Located on plot 4, this project offers a unique opportunity for those looking for a luxury residence in an exclusive and tranquil setting.



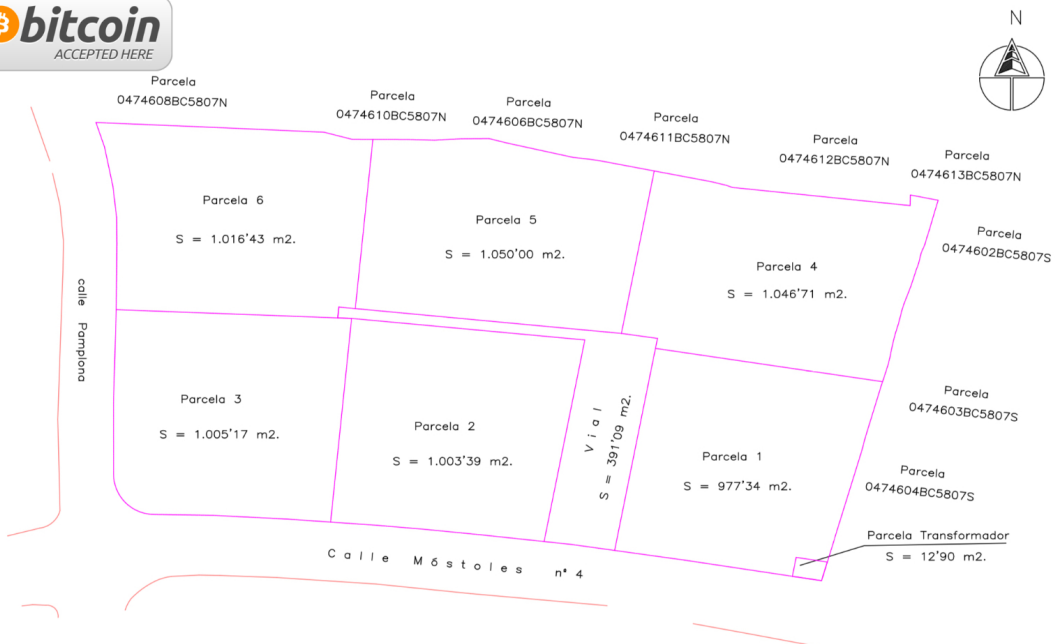










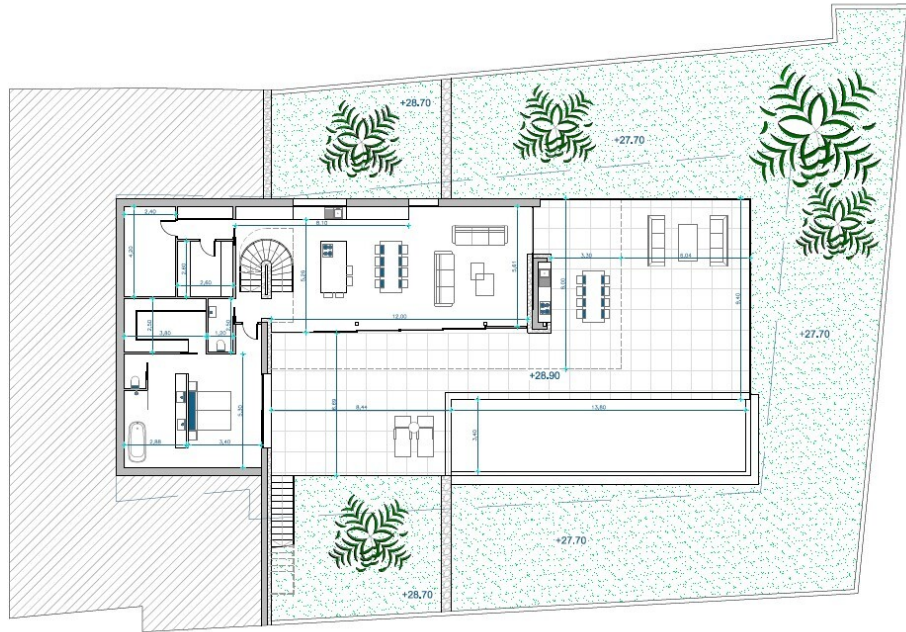




Sup. Parcela 1046,70 m<sup>2</sup>

| Superficies              | Construidas           | Computable            |
|--------------------------|-----------------------|-----------------------|
| <b>Planta Semisótano</b> |                       |                       |
| Trastero                 | 221,71 m <sup>2</sup> |                       |
| <b>Planta Baja</b>       |                       |                       |
| Vivienda                 | 175,35 m <sup>2</sup> | 120,22 m <sup>2</sup> |
| Porche                   | 50,74 m <sup>2</sup>  | 25,37 m <sup>2</sup>  |
| Piscina                  | 46,92 m <sup>2</sup>  |                       |
| Terraza                  | 116,63 m <sup>2</sup> |                       |
| <b>Planta Alta</b>       |                       |                       |
| Vivienda                 | 119,66 m <sup>2</sup> | 119,66 m <sup>2</sup> |
| Porche                   | 42,66 m <sup>2</sup>  | 21,33 m <sup>2</sup>  |
| Garaje                   | 27,28 m <sup>2</sup>  |                       |
| total                    |                       | 286,58 m <sup>2</sup> |

Edif. max. 333,66 m<sup>2</sup>



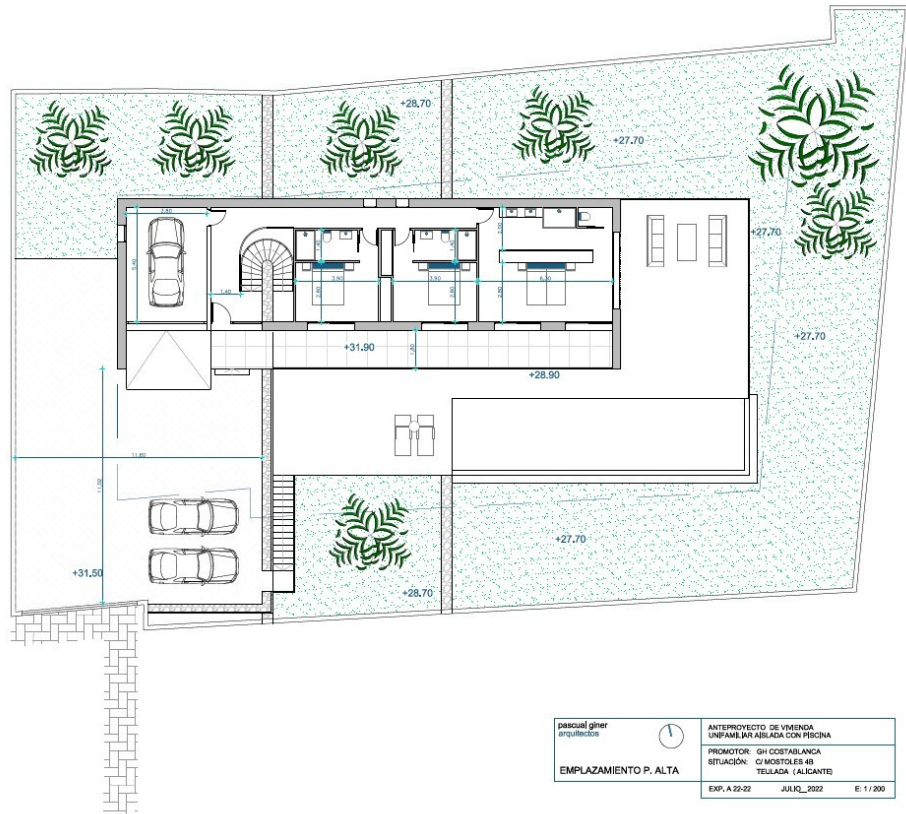
|                                                                            |             |                                                             |
|----------------------------------------------------------------------------|-------------|-------------------------------------------------------------|
| pascual giner<br>arquitectos                                               |             | ANTEPROYECTO DE VIVIENDA<br>UNIFAMILIAR AISLADA CON PISCINA |
| EMPLAZAMIENTO P. BAJA                                                      |             |                                                             |
| PROMOTOR: GH COSTABLANCA<br>SITUACIÓN: C/ MOSTOLES 48<br>TELADA (ALICANTE) |             |                                                             |
| EXP. A 22-02                                                               | JUL 02_2022 | E: 1 / 200                                                  |



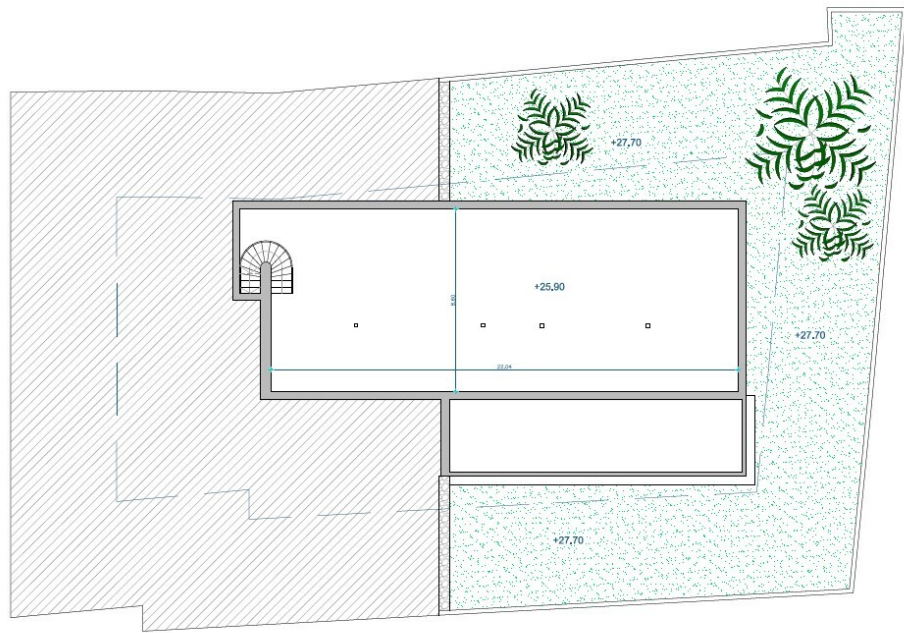
Sup. Parcela 1046,70 m<sup>2</sup>

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|--------------------------|-----------------------|-----------------------|
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| total                    |                       | 286,58 m <sup>2</sup> |

Edif. max. 333,66 m<sup>2</sup>



|                                                                            |             |                                                             |
|----------------------------------------------------------------------------|-------------|-------------------------------------------------------------|
| pascual giner<br>arquitectos                                               |             | ANTEPROYECTO DE VIVIENDA<br>UNIFAMILIAR AISLADA CON PISCINA |
| EMPLAZAMIENTO P. ALTA                                                      |             |                                                             |
| PROMOTOR: GH COSTABLANCA<br>SITUACIÓN: C/ MOSTOLES 48<br>TELADA (ALICANTE) |             |                                                             |
| EXP. A 22-02                                                               | JUL 02_2022 | E: 1 / 200                                                  |



Sup. Parcela 1046,70 m<sup>2</sup>

| Superficies              | Construidas           | Computable            |
|--------------------------|-----------------------|-----------------------|
| <b>Planta Semisótano</b> |                       |                       |
| Trastero                 | 221,71 m <sup>2</sup> |                       |
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| total                    |                       | 286,58 m <sup>2</sup> |

Edif. max. 333,06 m<sup>2</sup>

|                                                                                                                                                         |                                                             |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--|--|
| <p>pascual giner<br/>arquitectos</p>  <p>EMPLAZAMIENTO P. SÓTANO</p> | ANTEPROYECTO DE VIVIENDA<br>UNIFAMILIAR AISLADA CON PISCINA |  |  |
|                                                                                                                                                         | PROMOTOR: GH COSTABLANCA                                    |  |  |
|                                                                                                                                                         | SITUACIÓN: C/ MOSTOLES 4B<br>TEJALADA (ALICANTE)            |  |  |
|                                                                                                                                                         | EXP. A 20-22 JULIO_2022 E: 1 / 200                          |  |  |
|                                                                                                                                                         |                                                             |  |  |

"OUR EXPERIENCE IS YOUR GUARANTEE"