



REF: # 7275

CALPE/MORAIRA



#### INFO

PRIS:	890.000 €
BOLIG TYPE:	Villa
STED:	Calpe/Moraira
SOVEROM:	3
Bad:	3
BOAREAL ( m2 ):	279
TOMT ( m2 ):	800
Terrasse ( m2 ):	-
ÅR:	-
ETASJER:	-
MELDING	-



#### BESKRIVELSE

New construction of an ecological villa of almost zero emissions in the Casanova Urbanization of Calpe, located just 1.2 km from the beach and the town center. The construction is environment-friendly and first-class quality, with well thought-out design and innovative construction details. The low maintenance of the house and the almost zero energy consumption characterise this exceptional ecological villa. A bioclimatic home with almost zero energy consumption offers obvious advantages. A remarkable saving in energy costs at the same time as a great resale value, also a high degree of comfort. Significant savings in energy bills and at the same time a great resale value as well as a noticeably better and pleasant indoor climate. The three-storey villa will be built on a plot of 800 m². The bioclimatic focus of the project, which uses both passive and active resources, is a house with very low energy consumption and minimum CO2 emissions, which also provides a high level of thermal comfort throughout the year; warm in winter and cool in summer, connecting the interiors with the exterior and using the plot to create several outside areas to enjoy the wonderful climate. The villa has a

living area of 316,61 m<sup>2</sup>, plus 233,90 m<sup>2</sup> of uncovered terraces, swimming pool, pool terrace and carport. The upper floor is distributed in 3 bedrooms with bathrooms en suite and a covered terrace of 32 m<sup>2</sup>. The large master bedroom (33.20 m<sup>2</sup>) also offers a dressing area. The main floor of the villa consists of a large living-dining room with designer kitchen (91.40 m<sup>2</sup>). Next to the kitchen is the pantry with connection for the washing machine. There is also a guest toilet on this level. The large living room has floor to ceiling windows with access to the covered terrace (25 m<sup>2</sup>), the swimming pool and the pool terrace. Next to the living and dining room is the patio (19.58 m<sup>2</sup>) and the barbecue area with summer dining area (14.68m<sup>2</sup>). The basement of 77 m<sup>2</sup> can be converted in more bedrooms, fitness area, etc. The 51,90 m<sup>2</sup> pool (12,80 m x 5,20 m / 2,90 m) with the large solarium (100 m<sup>2</sup>) offers plenty of space for sun loungers and seats. Parking with electric gate; bioclimatic pergola for 2 cars and pre-installation of a Wallbox for charging electric vehicles. The urbanisation has electricity, telephone, gas network, potable water, drainage system and sewerage. The house will have a consumption certification according to the NZEB, EECN, with calculation of CO2 emissions, thermal balance and carbon footprint. The exceptional energy-saving villa will be sold turnkey.

#### ENERGETIC CERTIFIED



UTSIKT

- Panorama
- Sjø utsikt

ENERGETIC CERTIFIED



**"OUR EXPERIENCE IS YOUR GUARANTEE"**