



REF: # 7972

CALPE/MORAIRA



#### INFO

PRIS:	765.000 €
BOLIG TYPE:	Villa
STED:	Calpe/Moraira
SOVEROM:	4
Bad:	4
BOAREAL ( m2 ):	233
TOMT ( m2 ):	918
Terrasse ( m2 ):	-
ÅR:	-
ETASJER:	-
MELDING	-



#### BESKRIVELSE

Fantastic new build villa in Moraira. This villa offers lots of extra's and is in walking distance to Moraira and Moraira beach as well as to the Club de Golf Ifach. The very nice decorated and popular Gastrobar 21 is only 300 meters up the road. The design of this extraordinary villa was created for a feel-good atmosphere. The spacious open-plan and light-flooded living area on the pool level leads to the large covered terrace and the spacious pool area. The creation of a spacious shadow area plays an important role in the design of the villa, since the "Spanish way of life" mainly takes place outdoors. The large and open living area seems to be enlarged by the flowing transition to the spacious, covered and open pool terrace. The spacious terraces and the large pool invite you to enjoy the time "outside" to the full. Beautiful kitchen with Bosch appliances, built-in extractor of the brand Cata and wine-cooler/vinoteca. On the same level is an office or utility room, a guest-toilet and a double bedroom with en-suite bathroom, offering as well direct access to the spacious pool terrace. An internal staircase leads to further 3 bedrooms,

each with en-suite bathroom, build-in wardrobes and one with dressing area. All bedrooms with access to a big terrace and the garden. Additionally there is a very big store room which could be used as games/billard room or for home cinema. The villa is equipped with air-conditioning h/c in all bedrooms and with a conduct-air-condition-system in the open plan living area. The whole villa has under-floor-heating, with air-zone regulation in every room. Additional feature: Pre-installation for a future gas-chimney, Solar-pre-installation, LED-lights throughout and decorative LED-Profiles in the kitchen, staircase, wardrobe, covered terrace, staircase to the villa and parking area. There is of cause an automatic gate and the garden is equipped with irrigation-system. The big windows and glass sliding doors are double glazed and equiped with Sun guardian cristal. Very important: The villa is connected to the public sewage system and NO cables to be seen in front or the back of the Villa. Furthermore the villa is situated in a small cul-de-sac. Viewings are highly recommended.



UTSIKT

- Panorama

OPPVARMING

- Sentral gas oppvarming

ENERGETIC CERTIFIED



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