



**Property type :** Villa

**Location :** Calpe

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Parking :** Carport

**House area :** 485 m<sup>2</sup>

**Plot area :** 1019 m<sup>2</sup>

**Airport :** 75km

**Beach :** 3km

**City :** 3km

- ✓ Close to sea
- ✓ Solar energy
- ✓ Dressing

- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Airconditioning

- ✓ Central heating
- ✓ White goods

Exclusive villa in traditional Spanish style in the middle of a protected nature reserve

In a unique location, bordering a protected nature reserve and surrounded by peace and panoramic views, you will find this characterful villa in authentic Spanish style. The house comprises two levels and is ideal for use as two separate residential units.

Access to the domain is via an automatic sliding gate or a separate pedestrian entrance. The entrance hall is particularly spacious and immediately impresses with its elegant arches and stylish staircase. Both the living room and kitchen as well as the sleeping area are accessible from this central hall.

The master bedroom has a separate dressing room and an en suite bathroom, equipped with a spacious whirlpool and a beautiful view of the surrounding nature. In addition, on this level there is a second bedroom, an extra bathroom and a technical room equipped with a heat pump, which contributes to the energy-efficient nature of the house.

The spacious and bright living room, divided into a dining area and a lounge with fireplace, offers a view of the iconic rock formation of Calpe. Adjoining this is a covered terrace, as well as the swimming pool, surrounded by lush tropical vegetation, an outdoor shower and a relaxation corner.

The ground floor is accessible via both an internal and an external staircase and houses a completely independent apartment with a separate entrance. This apartment has a sitting area, an open kitchen, two bedrooms and two bathrooms. In addition, you can enjoy a spacious private terrace, a low-maintenance garden and practical storage and laundry rooms. The apartment can be completely separated from the upper floor if desired, which guarantees maximum privacy.

The house has been maintained with the greatest care and finished with quality materials, with special attention paid to sustainability and energy efficiency. For example, the outdoor terrace has recently been re-tiled and the heat pump ensures significantly lower energy consumption. Central heating on gas and solar panels for hot water, air conditioning, new septic tank according to the new standards.

This ready-to-move-in villa offers a harmonious combination of comfort, privacy and natural beauty. An exceptional property for those



