



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 209 m<sup>2</sup>

**Location :** Calpe

**Plot area :** 870 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 3

This elegant villa combines a privileged location, generous spaces, and Mediterranean charm, offering breathtaking views of the sea, Peñón de Ifach, and the surrounding mountains.

Upon entering, a bright hallway leads to two spacious bedrooms, a full bathroom, and a cozy living room with a large window framing spectacular sea views and the iconic Peñón de Ifach. The living area connects seamlessly to the dining room and the solarium, both perfect spots to relax and enjoy the scenery.

The fully equipped kitchen has direct access to a balcony, ideal for outdoor dining, while stairs from the dining room lead down to the terrace of the independent apartment.

Outside, the swimming pool with storage room and the shade of a majestic century-old olive tree create a private and charming atmosphere, enhanced by panoramic views of Sierra de Oltà. The outdoor area also includes a barbecue zone, a bathroom with shower, and a garden with an automatic irrigation system. Parking for two cars and a spacious terrace with a jacuzzi complete this wonderful setting.

An additional flat plot of 743 m<sup>2</sup> is available, expanding the total space to over 1,600 m<sup>2</sup> – a unique opportunity in this area.

Just minutes from restaurants, beaches, and services, and only 2.5 km from Calpe's old town, this villa offers a unique chance to embrace the authentic Mediterranean lifestyle.[IW]



