



Property type : Villa

Location : Benissa

Bedrooms : 5

Bathrooms : 3

Swimming pool : Private

House area : 293 m²

Plot area : 717 m²

✓ Central heating



```
body {
  font-family: Arial, Helvetica, sans-serif;
  line-height: 1.8;
  color: #222;
  background-color: #f7f7f7;
  margin: 0;
  padding: 40px;
  text-align: center; /* center all text */
}
.container {
  background: #fff;
  padding: 40px 60px;
  border-radius: 10px;
  max-width: 900px;
  margin: 0 auto;
  box-shadow: 0 5px 20px rgba(0,0,0,0.08);
}
/* Headings larger and bold */
h1 {
  font-size: 2rem;
  font-weight: 700;
  margin-bottom: 4.5rem; /* 3 paragraph spaces after main heading */
}
h2 {
  font-size: 1.4rem;
  font-weight: 700;
  margin-top: 4.5rem; /* 3 paragraph spaces before subheading */
  margin-bottom: 1.5rem; /* 1 paragraph space after subheading */
}
p {
  margin-bottom: 1.5rem;
}
ul {
  margin: 0 auto 1.5rem auto;
  text-align: left;
  display: inline-block;
}
li {
  margin-bottom: 0.7rem;
}
```

Mediterranean Elegance – A Place of Harmony Where Modern Comfort Completes the Feeling of Home

Timeless Charm and Modern Comfort

This beautifully renovated villa blends modern comfort with authentic Mediterranean charm, creating an atmosphere that instantly feels like home. Wonderfully set amidst lush greenery, the residence offers complete privacy while opening up to serene, open views stretching toward the shimmering sea.

Bright, Renovated Interior with Attention to Detail

The entrance, passing by a private carport with pre-installation for an electric charging station, leads to an inviting front terrace and the main door, which opens into a bright living room. Large windows frame the radiant Mediterranean Sea and allow soft natural light to flood the interior.

The open-plan kitchen, centered around an elegant island, flows seamlessly into the living space, creating a warm, sociable atmosphere that captures both the light and sea views. High-quality roof insulation and carefully selected windows ensure perfect temperatures throughout the year.

Every aspect of the renovation reflects remarkable craftsmanship — from underfloor heating to the technically integrated details, such as the hidden and soundproof installation of the ventilation and heat pump systems on the roof, preserving the villa's tranquil atmosphere.

Interior Layout

A small hallway connects a contemporary bathroom and a cozy bedroom with air conditioning, while an elegant staircase leads down to the lower level. Here, a central corridor provides access to three additional bedrooms, each with individual air conditioning, a modern bathroom, and a practical laundry area.

One of the bedrooms offers sea views and direct access to the outdoor area with a summer kitchen, while another opens onto a rear terrace surrounded by greenery, ensuring maximum privacy and a continuous sense of Mediterranean calm.

Energy Efficiency & Sustainability

The property's modern solar system, consisting of 12 individual panels, allows autonomous operation of each unit and maximizes efficiency — a rare and intelligent feature that enhances both comfort and sustainability.

Outdoor Areas

The outdoor space is arranged over three levels:

Upper terrace: with open views over the green surroundings and the sea.

Middle terrace: featuring an outdoor kitchen and a shaded lounge and dining area beneath a pergola — ideal for gatherings with family and friends.

Lower pool terrace: a peaceful retreat for sunbathing and relaxation, where the sea is always in sight.

From this level, you can also access the independent guest apartment, complete with kitchen-living area, bedroom, bathroom, and its own private terrace — ideal for visitors or independent living.

Every corner of this property has been designed to capture the light, landscape, and elegant serenity of Mediterranean living in Montemar, Benissa.

