



Property type : Villa

Swimming pool : Yes

House area : 220 m²

Location : Calpe

Plot area : 800 m²

Bedrooms : 4

Bathrooms : 4

Mediterranean Villa Minutes from the Beach and Marina - A Unique Investment with Tourist License. We present a charming Mediterranean-style villa located in one of the most sought-after areas for its comfort, tranquility, and excellent access to amenities. Situated just a few minutes walk from a fine sandy beach and a marina with four restaurants and a welcoming beach bar, this property offers an unbeatable coastal lifestyle. Ideal layout for living or renting. The villa features three independent apartments, each with its own entrance and fully equipped with its own kitchen and bathroom. Main apartment (upstairs): 2 bedrooms, spacious and bright. Ground floor apartments: 2 units, each with 1 bedroom, perfect for guests or holiday rentals. Thanks to its layout, the property is suitable for both families seeking privacy and investors interested in maximizing returns. Tourist license: one of the best opportunities on the market. The villa has a valid tourist license, making it one of the most attractive investment options in the area. Its proximity to the beach, the port, and various amenities guarantees high occupancy throughout the year. A privileged setting and nearby services: Just 200 meters away, you'll find two restaurants with tennis courts and a children's playground, ideal for family enjoyment. Furthermore, less than 500 meters away, there's a quiet pebble beach perfect for walking dogs, enjoying nature, or admiring the sea. Great potential for appreciation: Although the house is in perfect condition, it offers numerous possibilities to significantly increase its value. A renovation focused on enlarging windows and opening up spaces could provide panoramic sea views, enhancing the villa's appeal for both personal use and holiday rentals.



