



**Property type :** Townhouse

**Swimming pool :** Yes

**House area :** 110 m<sup>2</sup>

**Location :** Calpe

**Plot area :** 309 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 1

Located in the prestigious and peaceful residential area of Empedrola, this charming corner townhouse offers an exceptional combination of privacy, sunlight, and panoramic mountain views, all within easy reach of Calpe and Benissa. The property forms part of an exclusive residential complex of only twelve townhouses, surrounded by nature and designed for those who value tranquillity, space, and a high quality of life. Thanks to its elevated position at approximately 100 metres above sea level and its southwest orientation, the house enjoys natural light throughout the entire day, from early morning to sunset. Its open southeast-facing side further enhances the sense of space and openness. Distributed over two levels, the home features three bedrooms, two of which include built-in wardrobes and direct access to a balcony with open views. The interior offers a bright and comfortable living-dining area with an open-plan kitchen, creating a welcoming space ideal for everyday living and entertaining. The property also includes a full bathroom and a guest toilet, finished to a high standard. Set on a private, fenced plot of 309 m<sup>2</sup>, the townhouse is surrounded by a beautifully maintained Mediterranean garden with mature plants and trees. Outdoor living is a key highlight, with three terraces: two at ground level, at the front and rear of the house, and an upper balcony terrace offering some of the best panoramic views in the area. From points just a short walk away, pleasant sea views can also be enjoyed. The front of the plot borders the elegant communal area, while the side and rear face a protected green zone with a near-forested feel, ensuring excellent privacy and a serene atmosphere. This setting is ideal for nature lovers, hikers, and dog owners, with direct access to quiet surroundings and minimal traffic. Residents benefit from a beautiful communal garden and a large swimming pool with a separate children's area, perfect for relaxing, socialising, or enjoying peaceful mornings and afternoons in a well-maintained environment. Additional features include a private garage, double-glazed Climalit windows, pellet stove heating, air conditioning, and full public services such as street lighting, sewage, and public parking. Conveniently located less than 10 minutes by car from the beaches and centre of Calpe and from Benissa, the property offers easy access to supermarkets, restaurants, shops, and leisure facilities, while remaining immersed in calm and nature. An ideal home for those seeking sun, privacy, and lifestyle in one of the most desirable residential areas of the Costa Blanca.





