



Modern villa in Mediterranean style with panoramic sea views in Empedrola, a 10 minutes drive from the centre of town. 6 bedrooms, 5 bathrooms on 2 levels. Both levels can be used independently, also on the ground floor a horizontal separation can be made. Huge garage that can be used as a paddle court.

Impressive villa in modern style with sea view in Calpe. The villa is located on a hill from where you can enjoy outstanding sea views. This luxurious villa has a wonderful garden area with a variety of plants and trees and a large flat lawn which is ideal for families with children. From all the terraces you will enjoy a stunning panoramic view of the coast, the sea and the "Peñon de Ifach". The villa has a large pool where you will enjoy bathing with sea views all the time. The villa offers 2 built-in BBQs areas perfect to prepare outdoor meals. The villa has a fully enclosed plot of 2,000 m2 approx. and a total living area of both units of approximately 500 m2. The estate consists of a main house with 4 bedrooms and 2 separate apartments with one bedroom each. Main house: Ground floor: entrance hall and access to (access by 2 steps) to living-dining room, from which you will enjoy direct pool view and sea view. This spacious living-dining room is furnished with exquisite furniture, TV with TDT / SAT, 1 air conditioning split and exit to the covered terrace and pool area. Large kitchen with ceramic hob, a combi-fridge with separate freezer, oven, dishwasher. 1 utility room with washing machine. On this floor there's a large bedroom with 1 double bed and 1 single bed with 1 air conditioning split. 1 toilet room with wc and washbasin. 1st floor (access by interior stairs, 18 steps) Very large bedroom with stunning panoramic sea views. This bedroom has a double bed and a ceiling fan, exit to the terrace. 1 bathroom en-suite with shower tray, wc and washbasin. Inside this bedroom there's a bedroom with 1 single bed and 1 air conditioning split. 1 large bedroom with a double bed and panoramic sea views, exit to the terrace. 1 bathroom with shower, wc and washbasin. 1 large bedroom with double bed and exit to the terrace, ceiling fan, 1 air conditioning split and one en-suite bathroom with shower tray, wc and washbasin. Second housing unit: Consisting of 2 independent apartments, about 20 meters from the main house, on the same property. Each apartment has a living area of 120 m2 approx.. The first apartment consists of a living-dining room, an open kitchen with ceramic hob, oven, fridge-freezer and washing machine. 1 bedroom with 2 single beds and bathroom en suite with bathtub, wc and washbasin. The second apartment consists of a living-dining room, an open kitchen with ceramic hob, oven, fridge-freezer. 1 bedroom with 2 single beds and bathroom en suite with shower tray, wc and washbasin. Outside the apartments there's a built-in barbecue. Exterior: Large, practically flat plot with various terraces, some terraces are covered and mostly with sea views. Garden with trees and large lawn areas where the large swimming pool (12x5m) is located, with built-in access ramp and poolside shower. On the plot there are 2 covered parking places and outside the property 3 more parking places. Distances: The villa is located at only 5 km from Calpe town centre and the largest sandy beach of Calpe, promenade and Playa Arenal-Bol. 4 km to supermarkets and restaurants.

#### BASE INFORMATION:

|        |                  |
|--------|------------------|
| Bed    | : 6              |
| Bath   | : 5              |
| Living | : 3 living rooms |
| Areas  |                  |

#### LAND INFORMATION:

|              |        |
|--------------|--------|
| Constructed: | 500    |
| area         |        |
| Plot Size    | : 2000 |

#### BUILDING INFORMATION:

|                    |       |
|--------------------|-------|
| Number of Floors   | : 3   |
| Floor area (Total) | : 500 |

#### CONVENIENCE:

**General Amenities:** Internet, Satellite Dish, Private Swimming Pool, Wood Stove,

**Appliance Amenities:** Dishwasher, Grill Top, Microwave, Range/Oven, Refrigerator, RO Combo

Gas/Electric, Washer/Dryer,

**Energy Savings Amenities:**

Fireplace, Wood Stove,

**Exterior Amenities:** Exterior Lighting, Fence, Fruit Trees, Garage, RV Parking,

**Landscape Amenities:**

Landscaping, Lawn,