



	3		3		273m <sup>2</sup>		1179m <sup>2</sup>
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Luxurious new-build villa 500 metres from the beach in Calpe. This spacious, modern villa is being built on a flat plot in the quiet Partida La Merced urbanisation, within walking distance of the beach and the centre of Calpe, and is scheduled for completion at the end of 2025 (subject to change). The villa is spread over two floors. The ground floor consists of a spacious living-dining room with an adjoining open kitchen fully equipped with Bosch appliances and a cooking island. Next to the living room is a double bedroom with an en-suite bathroom. For extra comfort, there is also a guest toilet. The upper floor consists of two spacious bedrooms, both with en-suite bathrooms and a private terrace. The master bedroom also has a spacious dressing room. In addition, the villa has a garage in the basement with direct access to the living room. The villa is equipped with ducted air conditioning, underfloor heating and hot water via an aerothermal system and energy label A. Outside there is a terrace with a 4 x 10 swimming pool. A beautiful Mediterranean garden with cypress trees will be planted around the villa to create privacy. In addition, the villa has a large flat garden on the south side and a large flat garden on the north side, ideal for families with children. The villa has a beautiful view of the Peñon de Ifach from all rooms and is ideally located for those who like to live in a quiet area within walking distance of all amenities. More information available on request.

Ref: 0012037965

**1,099,000 €***Partida La Merced ( Calpe )*

