



REF: # 7147

CALPE/MORAIRA (MORAIRA CENTRO)



INFO	
PRICE:	1.150.000 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira (Moraira centro)
BEDROOMS:	3
Bathrooms:	4
Build (m2):	350
Plot (m2):	985
Terrace (m2):	-
Year:	2020
Floor:	3
Old price	-



DESCRIPTION

New luxury Villa offering sea views and pleasant open views towards Moraira, very well located in a quiet neighbourhood just 2.5 km from the beaches and the centre. This lovely ad modern Villa consists of 1 bedroom, ensuite bathroom, guest toilet, kitchen and spacious lounge which leads to the covered terraces leading to the pool area and the surrounding 64m2 terrace on the main living area. Internal staircases lead to the first floor where there are 2 double bedrooms each with its own bathroom and two covered terraces. In the semi-basement there is a large garage of 58m2 and outside there is a carport and plenty of space to park several vehicles. EXTRAS: Technal carpentry with safety glass, complete kitchen with Siemens electrical appliances, complete Roca brand bathrooms and taps, LED lighting, aerothermal system for hot water and underfloor heating, air conditioning through ducts (cold and hot) throughout the house, solar panels, built-in wardrobes, electric blinds, internal alarm, pre-installation of external alarm and security cameras. Rectangular overflowing pool EXTRAS: technal carpentry with

safety glass, complete kitchen with Siemens electrical appliances, complete Roca brand bathrooms and taps, LED lighting, athermal system for hot water and underfloor heating, air conditioning by ducts (cold and heat) throughout the house, solar panels, built-in wardrobes, electric blinds, interior alarm, pre-installation of external alarm and security cameras. Rectangular overflowing swimming pool of 10x4,5 meters, laundry, completed garden. Automatic gates. Energy classification A. South-facing.

ENERGETIC CERTIFIED



STYLE	AIRCONDITIONING	DISTANCE TO :	ORIENTATION
<ul style="list-style-type: none"> • Modern 	<ul style="list-style-type: none"> • Central airconditioning 	Beach : 2 Km Airport: 70 Km Town center : 1 Km	South
FURNITURE	PARKING	MAIN LIVING AREA	FLOORING
<ul style="list-style-type: none"> • Not furnished 	Garage no Cars : 1 Parking no Cars: 2	<ul style="list-style-type: none"> • Bathroom en-suite 	<ul style="list-style-type: none"> • Tile floors
KITCHEN	GARDEN AND TERRACES	HEATING	EXTRA
<ul style="list-style-type: none"> • Open kitchen • Equipped kitchen 	<ul style="list-style-type: none"> • Covered terrace • Open terrace • Exterior lights • Automatic watering system • Fruit trees • Palm trees • Landscaped • Fenced • Stone walls • Electric gate • BBQ/grill • Private garden 	<ul style="list-style-type: none"> • Central gas heating • Floor heating • Floor heating bathrooms 	<ul style="list-style-type: none"> • Built in wardrobes • Alarm • Reinforced door • Double glazed windows • Storage room • Laundry room



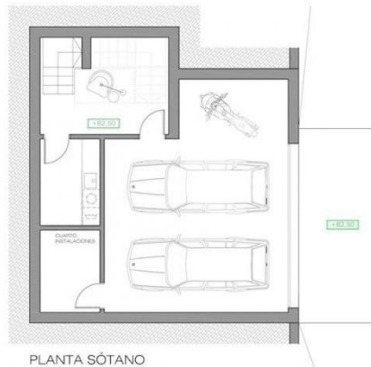












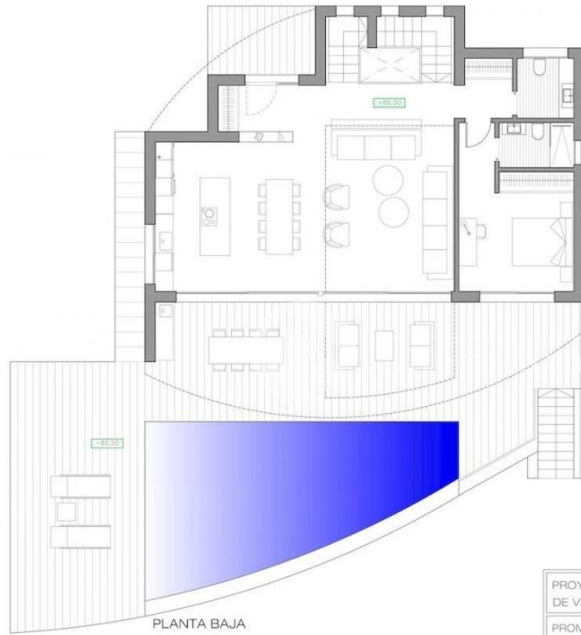
PLANTA SÓTANO

PROYECTO BÁSICO : DE VIVIENDA UNIFAMILIAR AISLADA Y PISCINA		
PROMOTOR:		
SITUACIÓN:		TEULADA (Alicante)
PLANO: DISTRIBUCIÓN, PLANTA SÓTANO		
 Arq&Ectos Arquitecto 8774		MAYO 2019
Nº REF.	ESCALA	PLANO Nº
328	1/100	A.1.1

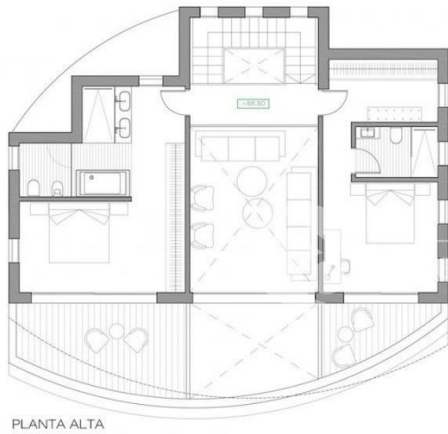


	ORDENANZAS	PROYECTO
SUPERFICIE MINIMA DE PARCELA	800 m ²	985 m ²
EDIFICABILIDAD	319,00 m ² (0,319 m ² /m ²)	257,87 m ² -314,22 m ² (0,262 m ² /m ²)
OCUPACIÓN MÁXIMA	250,00 m ² 25%	170,91 m ² -246,25 m ² 17,35 %
NUMERO MAXIMO DE PLANTAS	2 PLANTAS	2 PLANTAS
EDIFICACION SECUNDARIA	40,00 m ² 5%	0 m ² < 49,25 m ² 0,00 %
ALTURA DE CORNISA MAXIMA A TERRENO MODIFICADO	6,00 m	6,00 m
RETRANQUEO A VIALES	5 m	> 5 m
RETRANQUEO A LINDES	PLANTA BAJA: 3m PLANTA ALTA: 5m	PLANTA BAJA: >3,00m PLANTA ALTA: >5,00 m
DISTANCIA A LINDES		
NORTE		16,17 m
ESTE		5,00 m
SUR		6,32 m
OESTE		5,06 m

PROYECTO BÁSICO : DE VIVIENDA UNIFAMILIAR AISLADA Y PISCINA		
PROMOTOR:		
SITUACIÓN:		TEULADA (Alicante)
PLANO: EMPLAZAMIENTO		
 Arq&Ectos Arquitecto 8774		MAYO 2019
Nº REF.	ESCALA	PLANO Nº
328	1/200	G.3



PROYECTO BÁSICO : DE VIVIENDA UNIFAMILIAR AISLADA Y PISCINA		
PROMOTOR:		
SITUACIÓN:		TEULADA (Alicante)
PLANO: DISTRIBUCIÓN. PLANTA BAJA		
		MAYO 2019
Nº REF.	ESCALA	PLANO Nº
328	1/100	A.1.2



PROYECTO BÁSICO : DE VIVIENDA UNIFAMILIAR AISLADA Y PISCINA		
PROMOTOR:		
SITUACIÓN:		TEULADA (Alicante)
PLANO: DISTRIBUCIÓN. PLANTA ALTA		
		MAYO 2019
Nº REF.	ESCALA	PLANO Nº
328	1/100	A.1.3



"OUR EXPERIENCE IS YOUR GUARANTEE"