



REF: # 7357

CALPE/MORAIRA



#### INFO

PRICE:	2.450.000 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira
BEDROOMS:	5
Bathrooms:	3
Build ( m2 ):	704
Plot ( m2 ):	1.618
Terrace ( m2 ):	-
Year:	-
Floor:	-
Old price	-



#### DESCRIPTION

Modern luxury designer villa for sale in Vista del Valle, Moraira. Situated in Vista del Valle, 2 km from the beach on a very quiet location where 2 plots (1618 m2) have been merged to keep the sea view. A very exceptional design. The architecture stands out from the modern, angular buildings in two ways: - An arched high entrance hall connects the two-storey angular wings of the house. The property is shielded from the north and east winds and offers a well-protected pool and garden area inside. The 3 meter wide, roofed terraces provide shade in summer, but let the sun's rays into the rooms during the winter months. Living space: 460 m2 (incl. 100 m2 = 50 of the covered terraces). 9 rooms, including 3 bedrooms with en-suite bathrooms, sauna, fitness room, household room and 2 guest toilets. Terraces: 200 m2 covered, 60 m2 free terraces. Pool: 12,5 x 4 m large pool with warm outdoor shower. The swimming pool makes use of a new technology with salt water (2%), instead of a chlorinated pool. The recessed technical room behind the pool houses the circulating pump, fine particle filters and water quality control devices. The pH value and the salt concentration are

automatically controlled according to the measured values of electronic sensors. - The water level is kept constant by a sensor and a solenoid valve. - A countercurrent system is installed on the long side opposite the staircase. - The water can be heated by a solar collector consisting of a roller shutter with special hollow profiles. This roller shutter serves both as a cover and as a child safety device. Water temperatures of 19° to 24° C are already reached from March to May and water temperatures of over 25° C are still reached until the end of November. Garage: 48 m2, 2 parking spaces. The garage floor, the garage entrance and the path around the house with 2 stairs are tiled and easy to clean. Playground: Size 5 x 10 m, for boules or badminton, fixed and bordered. Garden: An area of 400 m2 on the sides of the house and 500 m2 on the lower plot. The garden is partially laid out on terraces with sand and lava stones and planted with various palm trees, olive bonsais and other Mediterranean plants; supplemented by trees: citrus, almond and pomegranate. Irrigation is via 8 pipes with timers. Luminaires along the wall and globe lamps between the bushes as well as coloured LED spotlights in the floor create an atmospheric atmosphere in the evening.

## ENERGETIC CERTIFIED



VIEWS

- Panoramic views
- Sea views

HEATING

- Central gas heating

ENERGETIC CERTIFIED



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