



**Property type :** Villa

**Location :** Calpe

**Area :** Marina Alta

**Bedrooms :** 4

**Bathrooms :** 3

**Year built :** 2023

**Swimming pool :** Private

**Garden :** Private

**Orientation :** N/A

**Views :** Mountain View

**House area :** 599,27 m<sup>2</sup>

**Plot area :** 1001,10 m<sup>2</sup>

**Terraces area :** 116,93 m<sup>2</sup>

**Airport :** 83 km

**Beach :** 4 To 6 km

**City :** 6 km

**Golf :** 15 km

The plot is located in Partida La Empedrola II, Calpe (Alicante)

It has a rectangular shape. It has an area of 1,001.10 m2. In an urbanized area and has all the necessary facilities (water connections, electricity, sewage, access to fiber optics, etc.).

The plot is free of mortgages, charges and encumbrances, etc...

**DESCRIPTION.-**

It is a house with 3 floors above ground level, it has three party boundaries with other plots and a boundary leading to the road from which the road and pedestrian accesses to the garage and access floor to the home depart.

On the ground floor are the day spaces (living room and bedroom 04) as well as the service spaces (kitchen, bathroom, pantry and laundry room).

The first floor is made up of a rectangular-shaped box (closed volume) and a continuous irregularly shaped balcony along its longitudinal façade. This balcony flies with respect to the façade plane of the ground floor, generating an area of covered terraces. , in addition to favoring shade planes on the lower floor. On this floor are the day spaces (bedrooms 01, 02, 03,) and the service spaces (bathrooms 01, 02, 03,).

The second floor is only a large upper terrace and an access-hall space to the home and elevator.

The unoccupied land space is used for gardening, a parking area and a swimming pool. All of this with private access.

**USE.-**  
Residential, with 2 parking spaces, swimming pool and green areas on the plot. It is a low-density building with a single-family home typology.

The home complies with the Technical Building Code (CTE), structural safety and seismic resistance, the ICT (telecommunications) and the regulations for electrical, energy, thermal and waste installations, as well as the PGOU of Calpe.

**SURFACES.-**

GROUND FLOOR SUP. BUILT.- 139.73 M2.

FIRST FLOOR SUP. BUILT.- 137.86 M2.

SECOND FLOOR SUP. BUILT.- 25.71 M2.

SECOND FLOOR EXTERIOR SUP. BUILT.- 81.55 M2.

SUPPORT OUTDOOR TERRACES BUILT.- 116.93 M2.

SWIMMING POOL BUILT.- 45.13 M2.

SUP POOL FACILITIES BUILT.- 25.04 M2.

BALCONIES FIRST FLOOR SURFACE - 52.36 M2.

EXTERIOR ACCESS, STAIRCASE, GARAGE BUILT SUP.- 97.52 M2.

TOTAL HOUSING BUILT AREA: 599.27 M2.

BUILT AREA COMPUTABLE TO HOUSING: 277.59 M2.

Sale price of the home: 1,635,000 Euros + VAT. (10%).

The home is delivered to the client with free container and contents insurance during the year of validity of the purchase, with the possibility of extending it to other coverage. Ten-year insurance covers structural damage or defects to the home for a period of 10 years.

Payments made by the client will always be by bank transfer to the account of the construction company MONTE CALPE S.A. as the best guarantee and payment receipt.

GEOTECHNICAL STUDY, TECHNICAL PROJECT, BUILDING LICENSE, QUALITY CONTROL, O.C.T., TESTING, ENERGY QUALIFICATION, FINAL WORK, FIRST OCCUPATION LICENSE, REGISTRATION CADASTRE and payment of the I.B.I. of the current year, are services included in the purchase of the home.

TAXES AND NOTARY EXPENSES borne by the BUYER.

Prior internal control by the Architect Director of the work prior to the delivery of the home.

Final inspection with the client, after handing over the keys.