

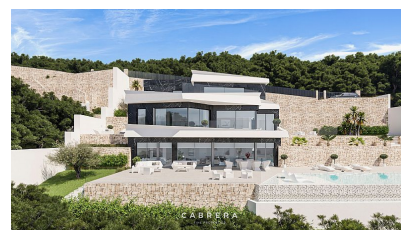
# CABRERA

FINE PROPERTIES

## 4 bedroom Villa in Benissa

Ref: CFP-P1014

From  
2,600,000  
€



**Property type :** Villa

**Location :** Benissa

**Area :** Marina Alta

**Bedrooms :** 4

**Bathrooms :** 4

**Year built :** 2024

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**House area :** 560 m<sup>2</sup>

**Plot area :** 1540 m<sup>2</sup>

**Airport :** 75 km

**Beach :** 2 To 6 km

**City :** 4 km

**Golf :** 15 km

#### Property information

Operation: Buy/Sell

Type: Villa / Chalet

Town: Benissa

Area: ALICANTE

Province: ALICANTE

Location: Beach / Coast

South orientation

Constructed area: 560.49 m<sup>2</sup>

Condition: Brand new

Construction year: 2024

Plot type: Own

Plot area: 1540 m<sup>2</sup>

Garden: Yes

Private pool

Heating: Underfloor heating

Rooms: 4

Toilets: 2

Bathrooms: 4

Terraces: 4

Living-dining room: 1

Kitchen: 1

Dispose of

Air conditioning, Elevator, Garage, Parking, Barbecue, Porch, Jacuzzi, Storage room, Appliances

Distance to

Sea: 2 kms, Terra Mitica: 25 kms, Alicante: 65 kms, Airport: 70 kms, Valencia: 125 kms

Description

New construction coming soon, luxury project located at Raco de Galeno, 49 in Benissa.

With open views of Calpe.

Possibility of building it to the client's liking with the best qualities on the market.

Extras: Underfloor heating, home automation, alarm pre-installation, Spa area, indoor pool, gym, leisure room, etc.

The tourist town of Calpe is located in the north of the province of Alicante in the Marina Alta region, between the towns of Benissa and Altea, occupying an area of 22.9 km<sup>2</sup> with an average altitude of 20 m above the sea.

In Calpe, there are three clearly differentiated large nuclei: the urban area, the beaches and the urbanizations in which the type of urban construction, the distribution of space and the inhabitants vary completely.

The Peñón de Ifach is the most characteristic and emblematic geographical element of Calpe that differentiates it from the rest of the tourist destinations in the Mediterranean.

It is a rock formation 332 m high and that extends 1 km. in the sea and divides the coastline into two large bays, in which the two most important beaches of Calpe are located; that of "la Fossa" to the north and that of "Arenal - Bol" to the south.

The magnitude of its dimensions and its exceptional beauty make it deserve the nickname "Symbol of the Costa Blanca", being also declared a Natural Park in 1987 for its great scientific value.

In addition to the Peñón de Ifach and the salt flats, the beaches and coves that extend along the 13 km of coastline stand out, constituting the base components of the tourist product that corresponds to the "sun and beach" model.

The configuration of the accommodation supply began in the sixties, as a consequence of the boom in the urban construction of second homes due to a strong demand from foreign origin motivated by the climate and socio-economic factors.

This circumstance was taken advantage of by real estate builders and promoters and has meant that currently the accommodation offer is of two types:

-Residential Tourism: Made up of the owners of the homes, mostly from Central Europe. They remain in Calpe throughout the year, except in summer when they return to their countries and rent their property.

-Vacation Tourism: Composed of young and middle-aged families from Spain and Central Europe, who visit Calpe mainly in the summer.

Another facet of the great entertainment offer in this area is "Terra Mítica", one of the largest theme parks in Europe, which is located just half an hour by car from Calpe, and there are also about 5 golf courses nearby. Calpe has a perfectly equipped yacht club for all types of water sports.

DISTANCES:

Airport: 75 km.

Alicante: 65 km

Valencia: 100 km.

Madrid: 460 km

Barcelona: 460 km.

COMMUNICATIONS:

Road: Highway A - 7, Ctra. Nacional 332.

Bus: Excellent communication between all the towns on the coast and inland.

Railway: Lemon-express between Alicante and Denia.

Airports: Alicante and Valencia.