





VES2791M

Price: 2,650,000€



-  **Villa**
-  **Calpe**
-  **6 Bedrooms**
-  **6 Bathrooms**
-  **1089m² Build Size**
-  **6700m² Plot Size**
-  **Pool: Yes**

Unique and exclusive luxury mansion, on three levels, for sale in Calpe. Situated in Urbanization La Empedrola, plot (1U+2U+3U), 03710 Calpe (Alicante), unbounded panoramic view on the total surrounding area, because on top of a hill (views on Calpe, Peñon Ifach, the sea, the mountains, Benissa...). Situated at 180 meters above sea level. in a most private, quiet and peaceful surrounding, without any inconvenience of the neighborhood. Sun shining on the plot from morning till evening. The land surface is 6.700 m2, the build surface is 1089 m2. Distribution of the house: from the gateway there is a sweeping drive leading up to the entrance of ...



he property. An ample stairway leads to the main entrance of the master house, which contains three levels, and there is a separate entrance to a one levelled connected guest house, totally independent with main entrance hall and restroom, kitchen and storeroom, dining room, living room, three bedrooms and two bathrooms. The basement has 174,55 m2, living space has 165,80 m2, porches & terraces, garage of 52 m2 for two cars, with two automatic sectional gates, technical 'domotica' room of 9 m2, staircase and elevator 25 m2, store rooms 38,35 m2, bodega, store hall, cold store. En-suite bedroom 69 m2, second bedroom 35 m2, bathroom, toilet and boxroom 23m2, dressing room 11 m2, porches & terrace. The first floor of 263,90 m2, has a living space 70,25 m2, porches 37,10 m2, terraces, entrance porch, main entrance hall and restroom, staircase and elevator, office room, main kitchen, scullery, dining room, salon with landing, TV-salon and living room, barbecue terrace with store place, porches in front of salon, terrace in front of the main kitchen, terrace in front of the scullery. The top floor of 36,00 m2, has living space 12,80 m2, porch and 3 terraces, staircase and elevator, dome (either leisure or bedroom). The Guest House of 166.50 m2, has entrance porch, gardeners storeroom, main entrance hall and restroom, cloakroom, technical 'domotica' room, hallway to bedrooms, first bedroom with integrated bathroom and toilet 22,80 m2, second bedroom 17,13 m2, third bedroom 17,25 m2, kitchen 23,50 m2, storeroom, living and dining room of 50,00 m2, terrace. Advanced 'domotica' system throughout the whole house. Technical room with commodities for 'reverse osmosis', air conditioning machinery, gas burner and gasholder of 2.500 liter, warm water holder, water deposit of 35.000 liter... Floor heating system. Solar panel heating system (Viessmann). Air conditioning in all rooms for heating and cooling. Elevator (lift) between all floors. Emergency lights throughout the house, in case of power failure. Sophisticated alarm system, connected with Central Services and Police. Smoke detectors in kitchens and living rooms. Satellite TV, ADSL-WiFi Internet connection, RDSI (ISDN) telephone central equipment. Multi-room and multi-source HiFi-installation. Integrated loudspeakers in rooms and terraces. Automatic and motorized entrance control of the gateway by remote-control, by phone, by code. Own water well (pump capacity of 4.000 l/hr. at a profundity of 240 meter). Computerized garden irrigation in 6 sectors. Central vacuum cleaner system. Infinity pool of 72m2, 6m x 12m, automatic water treatment (Astra Pool), solar pool heating assistance. Additional workplace with toilet and shower, Technical Heating house & Water treatment. Water deposit (35.000 liter).



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