

## Luxury and views

Alicante, Cumbre del Sol

 539 m<sup>2</sup> Built Area  1 Living Room  3 Bedrooms  4 Bathrooms

€ 2,195,000

ID1/1989



## Description

Luxury, Tranquility, and Nature

These are the terms that best describe the atmosphere of this villa, located in the exclusive Cumbres del Sol residential area. A well-established enclave on the Costa Blanca that attracts the most discerning individuals from around the world.

From the villa's entrance and in every room, the panoramic views are breathtaking. Its elevated position offers an uninterrupted outlook over the coastline, fields, pine forests, the Oltá mountain range, and the iconic Peñón de Ifach.

With its south-facing orientation, the villa enjoys sunlight throughout the entire day, year-round, and a mild, warm climate that ensures exceptional comfort in every season.

The residential area, home to luxury villas and developed over the years, provides all conveniences within reach: Las Adelfas shopping center, tennis and paddle clubs, bars and restaurants, a pharmacy, and the prestigious Lady Elizabeth School. Just 10 minutes away are the pristine, secluded coves of Moraig, Llebeig, and Los Tiestos, as well as several hiking routes that trace the stunning cliffs.

The renowned towns of Jávea and Moraira are just 7 and 4 km away, respectively. These destinations are internationally known for the beauty and history of their streets, their extensive beaches and coves, and their wide range of sports facilities, including golf courses, equestrian centers, and renowned tennis and paddle clubs like the Ferrer Tennis Academy. Additionally, the culinary offerings and vibrant nightlife are unmatched.

Built to the highest quality standards, the villa features underfloor heating, ducted central air conditioning, solar panels, and an aerothermal system.

Villa Layout:

First level: Entrance hall, three bedrooms with en-suite bathrooms, and private terraces.

Ground floor: Living-dining room, open kitchen with an island, guest toilet, access to a covered terrace and pool with integrated jacuzzi, plus an exterior toilet.

Basement (-1 level): Open space of 30 m<sup>2</sup>, adaptable to two additional bedrooms with a bathroom, gym, wine cellar, storage room, office, etc.

The villa is sold fully furnished and move-in ready.

More plots available with customization options.

## General

- Built Area: 539m<sup>2</sup>
- Plot: 847m<sup>2</sup>
- Floors: 3
- Bedrooms: 3
- Bathrooms: 4
- Living rooms: 1
- Year of construction: 2024
- Condition: new
- Sea view
- Mountain View
- Open views

- km. to the sea: 2,8
- km. to the city center: 4
- km. to the supermarket: 2,5
- Orientation: south

## Outdoor

-  Pool
-  Climatized pool
-  Private garden
-  Gym
-  Barbecue
-  Parking space
-  Storage room
-  Covered terrace
-  Terrace

## Indoor

-  Laundry Room
-  Wine cellar
-  Basement
-  Air Conditioner
-  Heating
-  Guest WC

## Additional

-  Internet
-  Security door
-  Furnished