

**1.100.000€** Chalet - on sale

## Magnificent Villa in Altea la Vella

ALICANTE » Altea » Altea la Vella

<b>5</b> Bedrooms	<b>5</b> Bathrooms	<b>280m<sup>2</sup></b> Usable area	<b>2.000m<sup>2</sup></b> Plot	<b>330m<sup>2</sup></b> Built
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Av/ Coloma nº1 Cc.Plaza del Sol, Loc nº1-2 La Nucia 03530 (Alicante)

## FEATURES

**Condition:** Good condition

**Double bedrooms:** 5

**Bathrooms:** 5

**Garage:** Garage included

## DESCRIPTION

### Magnificent Villa in Altea la Vella

This magnificent villa, recently renovated with high-tech materials, is located in the charming neighborhood of Altea la Vella and is south-facing, ensuring abundant natural light throughout the day. The property offers a generous living space of 288 m<sup>2</sup> and a total constructed area of 330 m<sup>2</sup>, set on a large plot of 2000 m<sup>2</sup>, providing absolute privacy and spectacular views of both the mountains and the sea.

Main distribution and features:

First floor: We access through an elegant entrance hall that leads to a spacious living-dining room with a wood-burning fireplace and large windows connecting to the covered terrace and pool. This floor also features three spacious bedrooms, all with en-suite bathrooms, one of which includes separate shower and bathtub, as well as a spacious walk-in closet. Two of the bedrooms have direct access to a terrace, allowing for enjoying the views at any time. Additionally, there is an independent kitchen with direct access to the terrace and pool area, along with a guest toilet.

Ground floor: A T-shaped staircase leads us to this floor, where we find two additional bedrooms with built-in wardrobes, one of which has an en-suite bathroom and direct access to a large covered terrace and gardens. Also on this floor is a second living room with outdoor access, a large 50 m<sup>2</sup> garage with capacity for several vehicles, a laundry room, and a machinery room. Furthermore, there is the possibility of creating an additional 50 m<sup>2</sup> space for a wine cellar, gym, cinema, or any other desired use.

Additional features:

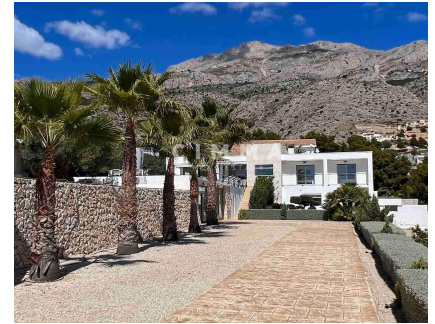
The property is equipped with underfloor heating and a high-end Panasonic air conditioning/heating system, ensuring maximum comfort throughout the year.

Advanced security with a reinforced door, security system, and electric shutters.

High-end PVC windows with double glazing and thermal treatment for optimal energy efficiency.

Hot water system through aerothermics, with remote control, providing significant energy savings.

Impressive saltwater infinity pool (4 x 12 m) with self-cleaning system, counter-current swimming pump, heating through a heat pump, LED lighting, and automated slat cover.



Built-in wardrobes, Private pool,

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Mediterranean-style gardens with mature trees and an automated irrigation system using recycled water from the house.

Prime location:

This villa offers the best of both worlds: a calm and private environment, yet close to all amenities. La Roda beach is just 3 km away, perfect for enjoying the sea and sun. Alicante airport, 70 km away, allows for easy access for residents and visitors. The center of Altea, with its wide range of shops, restaurants, and cultural activities, is a short drive away.

This property in Altea is the perfect retreat for those seeking luxury, comfort, and tranquility, combined with proximity to the best offerings in the area. A unique opportunity to live in a dream setting.

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**ENERGY CERTIFICATE**

**NON-RENEWABLE PRIMARY ENERGY CONSUMPTION**  
[kWh/m<sup>2</sup> year]

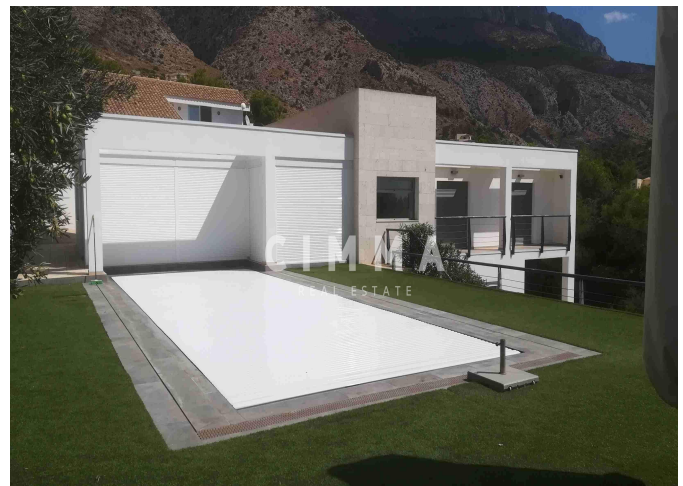
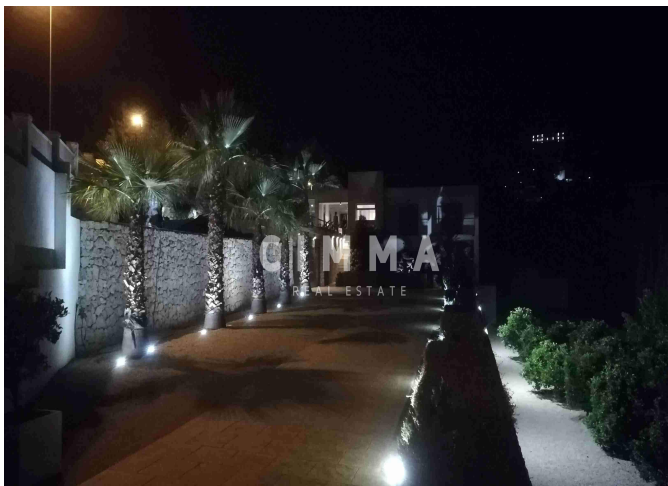


IN PROCESS

**CARBON DIOXIDE EMISSIONS**  
[kgCO<sub>2</sub>/m<sup>2</sup> year]



1234.99



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