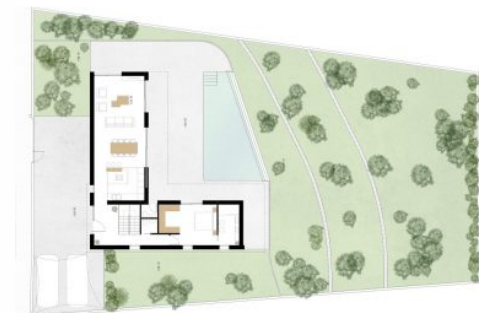


## KEY READY SUMMER 2024



TOTAL	167.00 m <sup>2</sup>
Planta Baja	
Vivienda	121.62m <sup>2</sup>
Porche	41.71m <sup>2</sup>
Terraza abierta	72.14m <sup>2</sup>
Aparcamiento	98.09m <sup>2</sup>
Piscina	36.11m <sup>2</sup>
TOTAL	369.67 m <sup>2</sup>

Planta Baja	
Vivienda	73.67m <sup>2</sup>
Porche	24.00m <sup>2</sup>
Terraza abierta	70.70m <sup>2</sup>
TOTAL	168.37 m <sup>2</sup>

TOTAL CONST. 705.04 m<sup>2</sup>

Cuarto de instalaciones	7.74m <sup>2</sup>
Distribuidor	7.52m <sup>2</sup>
Escalera	4.96m <sup>2</sup>
Depuradora	3.29m <sup>2</sup>
TOTAL	138.86 m <sup>2</sup>

Planta Baja	
Salón-Comedor	38.01m <sup>2</sup>
Cocina	13.65m <sup>2</sup>
Vestibulo	8.62m <sup>2</sup>
Escalera	4.96m <sup>2</sup>
Pozo	4.66m <sup>2</sup>
Aseo	1.96m <sup>2</sup>
Dormitorio	18.36m <sup>2</sup>
Baño	7.08m <sup>2</sup>
Aseo	1.81m <sup>2</sup>
TOTAL	99.11 m <sup>2</sup>

Planta Primera	
Estudio	10.87m <sup>2</sup>
Dormitorio 1	10.31m <sup>2</sup>
Baño 1	3.94m <sup>2</sup>
Dormitorio 2	13.54m <sup>2</sup>
Baño 2	6.08m <sup>2</sup>

Ref: 001118462

**1,425,000 €***La Fustera ( Benissa )*

New build project for sale close to La Fustera beach in Benissa! This modern villa will be built on a plot of 1040m2 at walking distance from the beach, bars, restaurants and supermarket. The villa is divided over two floors with sea views from both floors. The ground floor comprises a spacious living-dining room with an open kitchen with a cooking island. From here, there is direct access to the terrace through the sliding windows. In addition, on this floor we also find a double bedroom with an en suite bathroom and a guest toilet. The second floor consists of two double bedrooms, one with an en suite bathroom, a separate bathroom and a further room that can be converted into a 4th bedroom if desired. All rooms on this floor have access to a large communal terrace. In addition, the villa also has a basement floor consisting of a storage room and a room of 87 m2 that can be used as desired. There is also the possibility of creating another bedroom with en suite bathroom in the basement floor. Outside, we find another terrace with a large infinity pool, an outdoor toilet, a garden and a driveway with two parking spaces. The villa is a 15-minute drive from both Moraira and Calpe. Keyready june 2024.

Superficies exteriores	
Planta Baja	
Porche	43.57m <sup>2</sup>
Terraza abierta	72.77m <sup>2</sup>
Aparcamiento	111.66m <sup>2</sup>
Piscina	36.11m <sup>2</sup>
<b>TOTAL</b>	<b>221.61m<sup>2</sup></b>

Planta Baja	
Porche	24.93m <sup>2</sup>
Terraza abierta	70.70m <sup>2</sup>
<b>TOTAL</b>	<b>95.63m<sup>2</sup></b>

<b>TOTAL EXT.</b>	<b>359.74 m<sup>2</sup></b>
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Superficies Construidas	
Planta Sótano	
Vivienda	162.09m <sup>2</sup>
Depositors	4.97m <sup>2</sup>
<b>TOTAL</b>	<b>167.00 m<sup>2</sup></b>
Planta Baja	
Vivienda	121.62m <sup>2</sup>
Porche	41.71m <sup>2</sup>
Terraza abierta	72.14m <sup>2</sup>
Aparcamiento	98.09m <sup>2</sup>
Piscina	36.11m <sup>2</sup>
<b>TOTAL</b>	<b>369.67 m<sup>2</sup></b>
Planta Baja	
Vivienda	73.67m <sup>2</sup>
Porche	24.00m <sup>2</sup>
Terraza abierta	70.70m <sup>2</sup>
<b>TOTAL</b>	<b>168.37 m<sup>2</sup></b>

TOTAL CONST. 705.04 m<sup>2</sup>

Superficies útiles	
Planta Sótano	
Salón de juegos	87.32m <sup>2</sup>
Trosteros	28.03m <sup>2</sup>
Cuarto de instalaciones	7.74m <sup>2</sup>
Distribuidor	7.52m <sup>2</sup>
Escalera	4.96m <sup>2</sup>
Depositors	3.23m <sup>2</sup>
<b>TOTAL</b>	<b>138.86 m<sup>2</sup></b>

Planta Baja	
Salón-Comedor	38.01m <sup>2</sup>
Cocina	13.65m <sup>2</sup>
Vestibulo	8.62m <sup>2</sup>
Escalera	4.96m <sup>2</sup>
Paseo	4.66m <sup>2</sup>
Aseo	1.98m <sup>2</sup>
Dormitorio	18.36m <sup>2</sup>
Baño	7.08m <sup>2</sup>
Aseo	1.81m <sup>2</sup>
<b>TOTAL</b>	<b>99.11 m<sup>2</sup></b>

Planta Primera	
Estudio	10.87m <sup>2</sup>
Dormitorio 1	10.31m <sup>2</sup>
Baño 1	3.94m <sup>2</sup>
Dormitorio 2	13.54m <sup>2</sup>
Baño 2	6.08m <sup>2</sup>
Paseo	6.78m <sup>2</sup>
<b>TOTAL</b>	<b>75.37 m<sup>2</sup></b>

TOTAL INT. 313.34 m<sup>2</sup>

Superficies exteriores	
Planta Baja	
Porche	43.57m <sup>2</sup>
Terraza abierta	72.77m <sup>2</sup>
Aparcamiento	111.66m <sup>2</sup>
Piscina	36.11m <sup>2</sup>
<b>TOTAL</b>	<b>221.61m<sup>2</sup></b>

Planta Baja	
Porche	24.93m <sup>2</sup>
Terraza abierta	70.70m <sup>2</sup>
<b>TOTAL</b>	<b>95.63m<sup>2</sup></b>

TOTAL EXT. 359.74 m<sup>2</sup>



Superficies Construidas	
Planta Sótano	
Vivienda	162.09m <sup>2</sup>
Depositors	4.97m <sup>2</sup>
<b>TOTAL</b>	<b>167.00 m<sup>2</sup></b>
Planta Baja	
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Porche	24.00m <sup>2</sup>
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TOTAL CONST. 705.04 m<sup>2</sup>

Superficies útiles	
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Salón de juegos	87.32m <sup>2</sup>
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<b>TOTAL</b>	<b>138.86 m<sup>2</sup></b>

Planta Baja	
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Dormitorio	18.36m <sup>2</sup>
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<b>TOTAL</b>	<b>75.37 m<sup>2</sup></b>

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Porche	43.57m <sup>2</sup>
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<b>TOTAL</b>	<b>221.61m<sup>2</sup></b>