



**H2S3159**

**Villa in Benissa**

**549,000€**

**5 DOUBLE BEDROOMS, 4 BATHROOMS**

**UNINTERRUPTED SEA VIEWS.**

**PLENTY OF OUTDOOR ENTERTAINING/  
PARTYING AREAS**

**JACUZZI AND FURNITURE INCLUDED**

**SEA VIEWS FROM LOUNGE, KITCHEN, 4  
BEDROOMS**

**RENTAL INCOME OF 2500€ PER WEEK IN THE  
SUMMER MONTHS**

**PRIVATE POOL FOR SWIMMING AND SITTING  
IN DURING THE SUMMER MONTHS**

**UNDER FLOOR HEATING, DOUBLE GLAZING,  
MOSQUITO BLINDS**

**OFF ROAD PARKING WITH ELECTRIC GATES**

**ANNUAL IBI 1200€ & BASURA 150€. BUILD  
280m². PLOT 800 m²**

5-bedroom villa in Benissa Coastal all double bedrooms, STUNNING SEA VIEWS, underfloor heating, double glazing, mosquito blinds, 4 bedrooms with sea views, electric gated driveway, 4 bathrooms, roof terrace with BBQ and dining, 8 x 4 pool with in pool seating. 2km to Ilfach golf course and tennis club, 2km to beaches, walking distance of a couple of restaurants, 3km to Moraira marina, 1.5km to supermarkets. Fabulous location.

The approach has an electric vehicular gated driveway and parking for several vehicles, a pedestrian gate and steps to the villa. Parking area and steps leading to the poolside and an additional terrace.

Canopied porch with outside security lighting and door to reception hall.

Reception hall with door to guest cloakroom, open archway to lounge, door to bedroom 5.

L-Shaped Lounge dining room with 2 sets of double opening doors with the most amazing panoramic views of the Mediterranean Sea, Ilfach rock and opens out to the terrace. Open fireplace with a feature surround, ceiling lights, dining room with air conditioning unit, window overlooking the rear courtyard, wall lights and ceiling light. Stairs leading to the roof terrace and stair leading down to the bedrooms and poolside.

Terrace off the lounge has plenty of dining and relaxing space, the views are breath-taking from here and would make anyone say WOW. The terrace has lighting and pretty archways, half is undercover and half in the open, so you can benefit from either sun or shade.

Kitchen is modern in design with fitted oven, hob, extractor, 1 &  $\frac{1}{2}$  sink and drainer with a window over with the sea views. A range of base and wall units with work counter lighting, upright fridge freezer, ceiling spotlights and central ceiling point with spots lighting, door to the utility room.

Utility room with a sink, wall mounted boiler for the hot water, and an additional electric water heater, washing machine, dishwasher, lighting and a door to the rear courtyard.

Rear courtyard with table and chairs, lighting and gate to the side terrace with the hot tub. The hot tub is on this terrace which also has sea views.

Bedroom 5 is on the same level as the living accommodation, which would make a great bedroom for an elderly relative or someone who struggles with stairs. The bedroom has double opening doors to a balcony with space for chairs to enjoy the magnificent views of the coastline. Lighting, dressing area with triple built in wardrobes and an en suite.

En suite with a full-length bath with shower over, W.C, bidet, vanity unit with mirror over and lighting, central ceiling light and an obscured glazed window.

Roof terrace with a BBQ and entertaining area, your guests will be impressed with the sea views and the social space, the BBQ is brick built with a washing area alongside with hot and cold water. PANORAMIC VIEWS OF THE SEA, outside lighting, 2 store rooms, table chairs and sunloungers.

Lower floor inner hallway with doors leading out to the poolside summer room, doors to bedrooms 1,2,3,4 and office/games room and airing cupboard.

Bedroom 1 has double opening doors leading to a private terrace overlooking the poolside and sea views with space for table and chairs, lighting, 2 sets of double built in wardrobes with cupboards over and an en suite.

En suite has a full-length bath with shower over, W.C, double vanty unit with mirror and lighting over, obscure glazed window and a jack and jill door to the inner hallway for use of bedroom 3.

Bedroom 3 is a twin bedroom with window, lighting and 2 sets of double built in wardrobes with cupboards over.

Bedroom 2 is on the other side of the house with double opening doors leading to a private terrace, 2 sets of built in wardrobes with sliding doors, twin beds, lighting, private terrace spacious enough for table and chairs overlooking the poolside and sea views.

Bedroom 4 is another twin bedroom with built in wardrobes and double opening doors leading to the summer room.

Bathroom with a corner bath, W.C, bidet, vanity unit with mirror over and lighting.

Summer room with sliding patio doors leading to the poolside, a lovely room to sit and watch the family or friends enjoying themselves in the pool.

Outside the poolside has masses of space for entertaining and partying, the pool has been designed for both swimming and sitting in to enjoy the hot summer months yet staying in the cools water which is circulated through a pretty waterfall. Plenty of outside lighting, outdoor shower cubicle, pergola, sun loungers, various terraces for seating in either the sun or the shade.

This property has been rented out for the summer months and generates an income of 2500€ per week.

Annual costs: IBI 1200€, Basura 150€

Build size 280m<sup>2</sup>. Plot Size 800m<sup>2</sup>