

## listing



### Ügynök információ

Név:	Edward Barker
Cégnév:	Abbey Properties
Ország:	Spain
Experience since:	1971
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	Buyer's Agent, Listing Agent, Consulting, Other
Property Type:	Apartments, Houses, Commercial Property
Telefon:	+34 (965) 788-515
Languages:	English, French, German, Spanish
Weboldal:	<a href="https://abbey.properties">https://abbey.properties</a>

### Hirdetés részletei

Ingatlan: Eladó  
Ár: USD 565,970.51

### Elhelyezkedés

Feladta: 2025. 12. 24.

Leírás:

#### ELITE DUPLEX LIVING & LOCATION

Discover this exclusive Duplex Apartment within the prestigious Montecala Gardens development, offering a unique perspective of the Costa Blanca from the soughtafter Cumbre del Sol area, perfectly situated between Jávea and Moraira. This unit is designed for those seeking a spacious second home or permanent residence, blending highquality services with natural tranquility.

Enjoy the charm of a Mediterranean paradise with easy access to stunning coves and paradiselike beaches.

#### II. APARTMENT HIGHLIGHTS & DESIGN

This Duplex unit offers an exceptional total size of 345 m<sup>2</sup>, providing significant space and flexibility across two levels.

**Size & Layout:** Features 2 bedrooms and 3 bathrooms, with an openplan kitchen connected to the living room, maximizing space and natural light.  
**Privacy:** The development ensures tranquility, with only five apartments per block.  
**Outdoor Space:** Includes spacious terraces, and potentially a private garden or solarium, offering open views and strengthening the connection with the natural environment.  
**Finishes:** Features premium finishes throughout.

#### III. COMFORT, SUSTAINABILITY, AND EFFICIENCY

The apartment is equipped with cuttingedge, sustainable systems for ultimate comfort:

**Climate Control:** Includes ducted air conditioning and underfloor heating.  
**Sustainability:** Features a hybrid aerothermal system, continuous ventilation, and aluminium joinery with a thermal bridge break, all

---

#### contributing to high energy efficiency.IV. RESORTSTYLE COMMUNAL AMENITIES

Residents enjoy the consolidated facilities of the Pueblo Montecala estate, offering resortstyle amenities integrated into the exclusive Cumbre del Sol environment:

Leisure: Several swimming pools, a social club, and large garden areas.Family: Dedicated children's playground and community parking.Local Services: Cumbre del Sol offers exclusive services, including a supermarket, sports facilities, restaurants, and the prestigious Lady Elizabeth School.V.

#### CONNECTIVITY AND ACCESS

The location provides quick access to the best of the Costa Blanca North:

To the beach: 16 minutesTo the airport: 1 hour 8 minutesTo supermarkets, restaurants, and leisure: 8 minutesClose proximity to towns such as Moraira, Jávea, Altea, and Calpe, with excellent transport links.

#### **Gyakori**

Hálószobák:	2
Fürdőszobák:	3
Kész négyzetméter:	345 nm

#### **Building details**

Outdoor Amenities:	Pool
--------------------	------

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: ARHCC8UEF

