



## listing



### Ügynök információ

|                      |                                                                     |
|----------------------|---------------------------------------------------------------------|
| Név:                 | Casas Ambiente                                                      |
| Cégnév:              |                                                                     |
| Ország:              | Spain                                                               |
| Experience since:    | 1995                                                                |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                                |
| Specialties:         | Buyer's Agent                                                       |
| Property Type:       | Apartments, Houses, Other                                           |
| Telefon:             | +34 (966) 498-595                                                   |
| Languages:           | Dutch, English, French, Spanish                                     |
| Weboldal:            | <a href="https://casas-ambiente.com">https://casas-ambiente.com</a> |

### Hirdetés részletei

|           |               |
|-----------|---------------|
| Ingatlan: | Eladó         |
| Ár:       | EUR 3,600,000 |

### Elhelyezkedés

|          |               |
|----------|---------------|
| Ország:  | Spain         |
| Cím:     | Baladrar      |
| Feladta: | 2026. 07. 27. |
| Leírás:  |               |

Villa for sale in Benissa (Cala Baladrar) Costa Blanca.

Wake up each morning to the endless blue of the Mediterranean Sea as your backdrop, enjoy long sunny days on the spacious terraces, and reach the beach within just a few minutes on foot. This exclusive designer villa combines breathtaking sea views, complete privacy, and a refined Mediterranean Ibiza style atmosphere in an exceptional location.

Situated on a generous corner plot of 1,174 m<sup>2</sup> with an excellent southfacing orientation for optimal sunshine throughout the year and just 100 metres from the coastline, this remarkable residence offers an impressive built area of no less than 516 m<sup>2</sup>. Thanks to its privileged position, the villa enjoys spectacular panoramic views of the sea and the surrounding coastline from all three living levels – a rare feature that only a select number of properties on the Costa Blanca can offer.

The villa has recently undergone a highquality renovation of its façades and will be further transformed into a contemporary luxury residence of exceptional standard. In addition, the property offers virtually unlimited possibilities to tailor the layout and finishes entirely to the wishes of the new owner. The proposed layout, designed to make optimal use of the available space, natural light and spectacular views, is illustrated in the floor plans at the end of the photo presentation and can still be fully customised at this stage.

Main FloorThe main floor comprises:



Spacious living and dining room with large windows and panoramic sea views  
Openplan designer kitchen with cooking island  
Two generous bedrooms, each with an ensuite bathroom  
Guest toilet  
Utility room  
The living room, kitchen and one of the bedrooms all provide direct access to the spacious terrace, partly covered, which seamlessly connects to the pool terrace and outdoor kitchen. Here, the panoramic sea views and relaxed Ibiza style atmosphere can be enjoyed to the fullest.

**Upper Floor**  
Via the internal staircase, you reach the entire upper floor, exclusively dedicated to an impressive master suite. This private level offers panoramic views of the Mediterranean Sea and features a spacious walk-in wardrobe, a luxurious bathroom with a bathtub and walk-in shower, and direct access to a private terrace.

This floor serves as an exclusive private retreat, offering maximum tranquillity, privacy and unrivalled sea views, where each day begins with one of the most beautiful panoramas the Mediterranean has to offer.

**Lower Floor**  
The internally connected lower floor has been designed as an exclusive leisure and guest level. From this floor as well, you can enjoy impressive panoramic views of the Mediterranean Sea, a distinctive feature that further highlights the exceptional location of this villa.

This level includes:

Multifunctional room designed as a fitness area  
Wellness area with sauna and adjoining bathroom  
Private cinema with bar  
Two bedrooms, each with an ensuite bathroom and direct access to the garden  
Guest toilet  
Spacious garage for two cars  
Technical room and additional storage space  
Outdoor Living at Its Finest  
The outdoor areas form a natural extension of the living space and have been designed to make the most of the Mediterranean climate. The generous infinity pool is undoubtedly one of the villa's most impressive features, offering spectacular views across the Mediterranean Sea.

Adjacent to the pool is a stylish covered outdoor living area with an outdoor kitchen, providing the perfect setting for long summer evenings and relaxed moments with family and friends. Thanks to its almost complete south-facing orientation, the villa enjoys optimal sunshine throughout the day, while the various terraces offer both sunny and shaded areas. The architecture and design are inspired by the highly sought-after Ibiza style, creating a perfect balance between luxury, tranquillity and relaxed Mediterranean living.

A particular advantage of this property is the presence of two separate entrance gates, allowing vehicles to be parked both on the main level and on the lower floor. This not only offers maximum convenience but also makes fully single-level living possible. In addition, the layout is perfectly suited for the independent use of different living levels, making it ideal for guests or multigenerational family living.

**Location and Surroundings**  
Just a two-minute walk away lies Cala Baladrar, one of the most charming coves on the Costa Blanca. This idyllic bay with crystal-clear waters provides the perfect setting for a refreshing morning swim, snorkelling adventures, or relaxing days by the sea.

Its exceptional location, only 100 metres from the coastline, allows you to experience the Mediterranean Sea as a natural extension of your daily lifestyle.

Directly by the waterfront, you will find a charming restaurant where you can enjoy refined Mediterranean cuisine, tapas and fresh fish specialties, all accompanied by stunning sea views.

The popular centre of Moraira is also just a short distance away. Along the picturesque coastal road, you will find an excellent selection of restaurants, boutiques, beach clubs and beautiful coves. An environment that perfectly combines the very best of Mediterranean living with tranquillity, exclusivity and comfort.

**High Quality Installations and Finishes**  
The villa will be completed using premium materials and modern technologies that guarantee maximum comfort, energy efficiency and ease of use, including:



Underfloor heating powered by an energyefficient aerothermal heat pump system12 solar panelsAdvanced home automation systemAir conditioningHighquality aluminium window frames with double glazingFully equipped designer kitchen with Bosch and AEG appliancesAlarm systemAn exceptional residence in one of the most soughtafter locations on the Costa Blanca, where panoramic sea views, privacy, premium finishes and the Mediterranean lifestyle come together in perfect harmony, enhanced by its excellent southfacing orientation, unique location just 100 metres from the sea, and the timeless elegance of Mediterranean Ibiza style architecture.

Disclaimer: All property details, including builtup areas, plot sizes, dimensions, and other specifications, are based on information and documentation available to us at the time of publication. Although this information has been compiled with due care, its accuracy and completeness cannot be guaranteed. All details are provided for informational purposes only. No rights may be derived from the contents of this publication.

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 5       |
| Füdsobák:          | 6       |
| Kész négyzetméter: | 516 nm  |
| Telekméret:        | 1174 nm |

## Energy efficiency

|                     |   |
|---------------------|---|
| Energy Consumption: | C |
|---------------------|---|

## Building details

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

## Lease terms

Date Available:

## Contact information

|           |            |
|-----------|------------|
| IMLIX ID: | H-81050-CA |
|-----------|------------|

