



## listing



### Agent Info

Name:	Edward Barker
Company	Abbey Properties
Name:	
Country:	Spain
Experience	1971
since:	
Service Type:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting, Other
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Languages:	English, French, German, Spanish
Website:	<a href="https://abbey.properties">https://abbey.properties</a>

### Listing details

Property for:	Sale
Price:	EUR 473,000

### Location

Posted: Dec 24, 2025

#### Description:

#### 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 athermal 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.

## Common

Bedrooms:	2
Bathrooms:	3
Finished sq. ft.:	345 sq m

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: ARHCC8UEF

