



## listing



### Agent Info

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Name:             | Tabaira Real Estate                                                     |
| Company Name:     |                                                                         |
| Country:          | Spain                                                                   |
| Experience since: | 2005                                                                    |
| Service Type:     | Selling a Property                                                      |
| Specialties:      | Buyer's Agent                                                           |
| Property Type:    | Apartments, Houses, Commercial Property, Other                          |
| Phone:            | +34 (965) 744-179                                                       |
| Languages:        | Dutch, English, French, Spanish, Swedish                                |
| Website:          | <a href="http://tabairarealestate.com">http://tabairarealestate.com</a> |

### Listing details

|               |                |
|---------------|----------------|
| Property for: | Sale           |
| Price:        | USD 921,850.43 |

### Location

|          |              |
|----------|--------------|
| Country: | Spain        |
| Address: | Cala Abogat  |
| Posted:  | Aug 24, 2026 |

### Description:

Modern Villa with Mediterranean Charm Just Minutes from Cala Baladrar

Beautiful villa for sale in Benissa, located in the sought-after area of Baladrar, within an established and peaceful residential area. The property enjoys an excellent location, with the charming Cala Baladrar just 550 metres away — approximately a 7-minute walk. Cala Advocat is 1.3 km away, while the Pepe La Sal shopping centre is just 1.4 km from the property.

The villa is also conveniently connected to Moraira, a charming coastal town that perfectly combines traditional Spanish character with modern amenities, including excellent restaurants, boutiques, local services and a beautiful marina.

The property combines a contemporary architectural style with attractive Mediterranean touches, including natural stone details. South-facing, it enjoys sunshine throughout the day, pleasant sea views and a high degree of peace and privacy thanks to its location on a quiet, traffic-free street.

Built on a 1,000 m<sup>2</sup> plot, the villa offers approximately 230 m<sup>2</sup> of built area distributed over three floors, connected by both an internal staircase and a lift, plus a basement.

On the upper floor, there is an entrance hall with direct access to a private 25 m<sup>2</sup> terrace.

The main floor features a separate 12 m<sup>2</sup> kitchen, a guest toilet and a spacious 40 m<sup>2</sup> living-dining room. This bright living area opens onto a 15 m<sup>2</sup> covered porch, which in turn leads to a spectacular



approximately 100 m<sup>2</sup> outdoor terrace. The terrace features a 28 m<sup>2</sup> rectangular swimming pool, summer kitchen, outdoor dining area and comfortable chill-out zone — the perfect setting for enjoying the Mediterranean lifestyle throughout the year.

The lower floor comprises three bedrooms measuring 13 m<sup>2</sup>, 12 m<sup>2</sup> and 12 m<sup>2</sup> respectively. One of the bedrooms has direct access to a private 10 m<sup>2</sup> terrace. There are also two fully fitted bathrooms, one of them en-suite, together with a hallway and storage room.

The basement, with independent exterior access, houses the pool's technical room.

The villa is equipped for year-round comfort and includes air conditioning with five hot and cold units, central heating, high-quality exterior carpentry and an alarm system, among other features.

Outside, the property offers a private parking area with space for several vehicles and a low-maintenance Mediterranean garden equipped with an automatic irrigation system.

An exceptional property thanks to its proximity to the sea, south-facing orientation, privacy, sea views and excellent outdoor spaces. An ideal choice as a permanent residence, holiday home or investment, offering the perfect combination of tranquillity, privacy and easy access to the coast and all essential amenities.

## Common

|                   |          |
|-------------------|----------|
| Bedrooms:         | 3        |
| Bathrooms:        | 3        |
| Finished sq. ft.: | 250 sq m |
| Lot Size:         | 800 sq m |

## Building details

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

## Lease terms

Date Available:

## Contact information

IMLIX ID: 20.4078

