

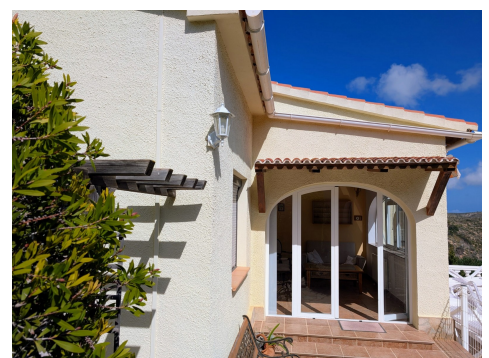
Ref: SM38766J

Price: 499,000€



-  **Villa**
-  **Benitachell**
-  **3**
-  **2**
-  **217m² Build Size**
-  **842m² Plot Size**
-  **Pool: Yes**

This beautifully maintained villa offers the perfect blend of Mediterranean charm and versatile living. Nestled in the peaceful Girasoles zone of Cumbre del Sol, the property sits on the edge of a lush green zone, providing a serene backdrop and from the garden there are stunning views that stretch across the landscape to the sea. With two entirely independent floors, this home is an ideal choice for a large family, a holiday getaway, or a savvy rental investment. A Home of Two Halves: Elegance & Independence The villa is thoughtfully distributed over two separate levels, each with its own ... (Ask for More Details!)





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A Home of Two Halves: Elegance & Independence The villa is thoughtfully distributed over two separate levels, each with its own character and direct access from a quiet residential street.

The Upper Level: Poolside Sophistication Arrive via the street-level detached garage or one of the two pedestrian gates. The upper floor is designed for relaxation and effortless flow:

The Living Spaces: Enter through a bright, glazed naya that leads into a wide, welcoming entrance hall—both perfectly suited as sun-drenched reading nooks. The heart of the home is a spacious living/dining area featuring a cozy wood-burner for atmospheric evenings.

Modern Amenities: Enjoy a superb, newly renovated shower room and separate guest toilet. The fully fitted pine kitchen is a chef's delight, complete with modern appliances and calming views over the green zone.

Outdoor Connection: Step out to a covered terrace, which includes a handy utility/storage room and leads directly to a secondary barbecue terrace for sunset grilling.

The Lower Level: The Ultimate Guest Retreat Accessible via a staircase by the pool or its own private entrance, the lower level offers complete independence:

A Second Home: This floor features its own fully equipped light-wood kitchen with a glazed door leading to an intimate courtyard terrace—the perfect spot for a quiet breakfast.

Luxurious Comfort: A massive double bedroom with sliding wardrobes is served by a large, renovated "spa" bathroom, featuring both a walk-in shower and a jacuzzi corner bath.

Practicality: A spacious guest toilet also doubles as a laundry and boiler room for maximum efficiency.

Your Private Oasis: Gardens & Sun-Drenched Terraces The outdoor spaces are designed to celebrate the Mediterranean climate:

The Pool: Centre stage is the 8 x 4m swimming pool, surrounded by a generous terrace with ample room for sun loungers and an outdoor shower. The boundary would benefit from extra trees to provide more privacy.

The Gardens: Unlike many properties, this villa boasts a large, lush lawn framed by Mediterranean plants and a variety of fruit trees, including fig, almond, and nespiro.

Secret Spaces: Discover a tranquil seating area centered around a fountain and the under-pool store room which keeps all your equipment neatly tucked away.

Property Highlights & Specifications

Built/Ownership: Constructed in 1996; well maintained by the current owners since 2015.

Capacity: 3 Bedrooms (2+1) plus space for two sofa beds; 2 Bathrooms (1+1) and 2 Guest Toilets (1+1).

Climate Control: Gas central heating throughout, air conditioning in the upper living room and master bedroom, and ducted air conditioning on the lower floor.

Quality Finishes: Double-glazed windows (wood upper/PVC lower) with mosquito nets and shutters.

Turn-Key: Offered fully furnished and equipped—ready for you to move in and enjoy immediately.

Financials: Low annual taxes of €805 (IBI and rubbish).

Perfectly Positioned Everything you need is just a short journey away:

Convenience: Shopping centre (800m) and Benitachell town (3.8km).

Leisure: The iconic Cala Moraig beach (2km) and Javea Golf (5.5km).

Exploration: Moraira (9.2km) and the vibrant Javea Arenal (10.6km) are within easy reach.

Whether you are looking for a tranquil family sanctuary or a high-potential rental property, this villa for sale in Cumbre del Sol is ready to exceed your expectations. Contact us today to arrange a viewing!

* At the moment a new villa is being built in the next plot, we have shown how clever planting of Schefflera trees (umbrella trees) can disguise this new building and enhance the pool terrace. *

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