

## villa for sale Calpe, Marina Alta



Mediterranean Villa with Sea Views – Living Above the Rooftops of Calpe Located in the sought-after residential area of Maryvilla in Calpe, this charming villa offers the perfect home for those seeking tranquility, panoramic views, and authentic Mediterranean living. The uninterrupted views of the Mediterranean Sea and the iconic Peñón de Ifach create a truly special atmosphere. Built in 1980, the property has been carefully maintained and partially modernized over the years. Distributed across three levels, it offers flexible living arrangements, making it ideal both as a spacious family residence and as a home with a separate guest area. The main living level welcomes you with a warm and inviting ambiance. The fully equipped, independent kitchen provides direct access to a glazed terrace, where stunning panoramic sea views take center stage. The adjoining living room with fireplace adds a cozy touch. This floor also features two bedrooms and a modern bathroom with a walk-in shower. The lower level, with its own separate exterior entrance, is perfectly suited as an independent guest apartment or additional living space. It comprises a bright living and dining area with an open-plan kitchen, two further bedrooms, a shower room, and a guest toilet. A covered terrace overlooking the pool, the sea, and the impressive rock formation offers a sheltered space to relax and unwind. Outside, the private kidney-shaped swimming pool, outdoor shower, and charming veranda blend harmoniously into the low-maintenance surroundings, allowing you to enjoy the Mediterranean climate all year round. In terms of features, the villa is well equipped with air conditioning in the living room and bedrooms, electric radiators, double-glazed aluminum windows, marble flooring, and a storage room. The roof was completely renovated and insulated in 2023, and the septic tank was updated in 2024 in accordance with current regulations. A property full of character, impressive views, and versatile potential in one of the most desirable areas of the Costa Blanca.

**Key Property Details**  
Property Type: Villa (For Sale) Province: Alicante Location / Area: Calpe / Maryvilla Year Built: 1980  
Condition: Well maintained, partially renovated Living Area: approx. 163 m<sup>2</sup> Built Area: approx. 190 m<sup>2</sup> Plot Size: approx. 658 m<sup>2</sup> Floors: 3 Bedrooms: 4 Bathrooms: 2 Guest WC: 1

**Features and Highlights**  
Northeast orientation with sea views  
Private swimming pool Covered terrace Independent fully equipped kitchen Fireplace in the living room Air conditioning  
Individual electric water heating system Marble flooring Double glazing with aluminum frames Built-in wardrobes Storage room Private garden 1 parking space Energy Certificate: Consumption E / Emissions D

This villa is more than just a property – it is a place where sunrises over the sea become part of everyday life and relaxing hours by the pool feel

effortless. The combination of breathtaking views, thoughtful layout, and prime location creates a unique living experience that balances comfort and freedom. A rare opportunity for those who wish not only to admire the Mediterranean lifestyle, but to truly live it every day.

## property details

Spanishstate **6354233**  
id:  
reference:: **20.4005**  
close to/ located: **Calpe**  
region: **Marina Alta**  
property type: **villa**  
rooms: **4**  
property surface: **163 m2**  
surface plot: **658 m2**  
price: **€ 675.000**

## contact

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