

**A BEAUTIFUL DETACHED VILLA WITH  
MAGNIFICANT VIEWS TO MOUNTAINS  
AND THE MEDITERANEAN SEA!**



**“Cumbre Del Sol”**

**In the Costa Blanca Region of Spain.**

**The villa which includes its own private kidney shaped pool and private apartment sits in a commanding position high up on Cumbre del Sol on a sloping landscaped plot of 852 sq metres with a great number of trees and plants in what can only be described as a very mature garden.**

**Only €350,000 - no agents fees (exclusive of taxes).**

**NON CONTRACTURAL DOCUMENT**

**The property is on 3 levels with over 100 square metres of terraces for outdoor living and consists of the following: -**

**\* 3 Double Bedrooms \***

**\* 3 Bathrooms \***

**\* 2 Kitchens \***

**\* 3 Terraces \***

**\* Open Plan Lounge/Diner \***

**\* 8 x 4 m Kidney Swimming Pool \***

**\* Detached Garage with Remote Electric Door \***

**\* Part Airco/ Warm Air Heating \***

**\* Open Gas-Log Fire \***

**\* Satellite TV \***

**\* Broadband Internet Connection \***

**\* Telephone Connection \***

**\* Radio Alarm – 24/7 monitoring \***

**\* Beautiful Mountain & Sea Views \***

**\* 4 Independent Automatic Watering Systems \***

**\* Scope For several Additional Rooms \***

**\* Numerous Trees, Plants, etc \***



**GROUND FLOOR LEVEL:** The property is approached via a short pathway with easy steps from the road and **detached garage** passing through a wrought iron gate and kitchen garden rising up 2 further easy steps to a small raised terrace area of **approximately 4 sq metres**. Passing through a glazed metal outer door and into:

**An Entrance lobby:** of **approximately 1.5 square metres** and a solid wooden door you arrive in the open plan Lounge/Dining room (Approximately 35.39 square metres in total).



**Lounge:** This area is **approximately 6.27 x 3.53 metres** and as with **all** internal floors is tiled throughout. There are 3 fitted wall lights and ceiling light which form part of the sale. The lounge opens out onto the main terrace and pool through a large sliding door and glazed metal doors and also into the Dining area through a typical Spanish arch. The lounge area also has a unique customer designed stone fireplace with open log effect gas fire for those cooler winter evenings. There is also a Panasonic air-conditioning unit which can also supplement heating requirements in winter. {6 power sockets}.



....And for those cosy winter night  
And somewhere to hang some extra Christmas lights!!



**Dining Room:** This area is light as is the lounge and measures **approximately 3.9 x 3.4 metres** with ceiling lights and double picture windows to outside terrace overlooking the pool and views to the sea and Calpe Rock. There is also a large arch and marble top underneath looking to the kitchen. {1 power socket}.



The Lounge and Dining Room areas are served with two separate feeds from a Sky 2.4 Metre dish outside for all those UK channels and the Dining Room also has a Broadband internet feed and telephone link (which can be readily re-sited) the telephone is further sent 'wi-fi' upstairs for convenience. The walls and ceilings have recently been washed with neutral colours for comfort, appeal and ease.

**Kitchen 1: Approximately 3.14 x 2.09 metres (6.56 square metres)** and is tastefully fitted out with a double stainless sink unit and mixer tap over, Electric cooker with ceramic 4 ringed hob and extractor hood and fan and built in oven. There is a large built in fridge unit with freezer cupboard over, 12 cupboards, 5 drawers and marble worktops. There is a ceiling light with 3 spots and a double picture window which opens out on to a marble window sill and ideal place for a window box. The view from this window is one of beauty – looking to the mountains. It is likely to cause an argument as to who gets first chance to wash up! {5 power sockets}.



**And now for that view from the kitchen window: -**



**Utility Room:** Although small at **approximately 1.0 x 0.75 metres** it successfully contains a washing machine/dryer (included) and two large shelves for storage of household cleaning products or similar.

The owner is looking to fit a Dish Washer in here also but instead of the shelves!

#### **CENTRAL TERRACE AREA AND POOL:**

**This terrace is approximately 35 square metres**, tiled, part covered with overhead light and is ideal for sunbathing, eating & drinking out and of course has access to the swimming pool. The terrace enjoys some privacy due to it's' height and some fast growing trees that the current owner has planted around the base of the pool surrounds below. It houses a storage cupboard (could be left) for towels, etc, a circular table and 4 chairs, 2 sun-loungers (all not included in sale). There is a small casita which houses the gas cylinders for the lounge fire. There is also a lockable wooden door to the East side garden and pump-room/workshop/storage area. At the side of this door on the terrace are a self-contained tiled (cold water) shower for pool users and a tap for pool topping/plant watering.

{ 1 power socket





**The Kidney Shaped Pool: Approximately 8 x 4 metres**, with integral steps at shallow end has underwater lighting for those ‘late night dips’! Integral with the pool is the pump system which circulates the water through the filter system. The pool is currently serviced by a most likable, dependable and honest Spanish man called Salvador who for the sum of approximately €70 p.a. will supply all chemicals and clean and service the pool around 75 times p.a. He comes twice a week in the summer and once a week in the other months. An excellent deal!! He will also water your terrace plants if you are away for the week just for the asking. The surrounding balustrade offers 3 lamps for night time illumination.

**A small passageway of approximately 1.2 x 1.2 metres** from the lounge leads to:

**Bedroom 1: Approximately 3.06 x 3.60 Metres** with fitted double wardrobe with two sliding doors, shelves and overhead cupboards. This room easily accommodates a double bed, bedside units and TV (none of which are included in the sale). There is adequate space for other bedroom furniture. This room looks out onto the terrace housing the pool and enjoys sea views and terrace access through a double door (glazed), and double wrought iron gates both being lockable. There is also a roll-down ‘Persian a’ **to keep the moonlight out at night if required!** There are two fitted wall lights which form part of the sale. {3 power sockets}.



**Bathroom 1: Approximately 3.00 x 1.45 Metres** is tiled tastefully from floor to ceiling and houses a complete shower cabin (often Spanish houses only fit the shower bases), WC and wash basin (all in white). There is a decent sized window with dual direction opening looking out onto the kitchen garden and a marble window sill which currently houses a window box. There is also a 3-teired marble shelf area which currently and adequately houses all the towels for the household. All toiletry fittings and accessories form part of the sale. There is also a fitted mirror above the wash basin which includes its' own lighting. {2 power sockets}.

**A tiled circular stairway of approximate area 5.17 square metres with feature rope and brass fittings handrail and mid way picture window:** leads to the first floor. As with all internal areas the stairs area has been recently washed with neutral colours. The window which has singular direction opening looks out onto a marble sill and window box and the kitchen garden below. The fitted wall and ceiling lights are included in the sale.



## **FIRST FLOOR LEVEL:**

**Bedroom 2: This room is approximately 3.33 x 3.14 metres** and is the preferred choice for the existing owner occupier because of its **Private en-suite terrace**. The bedroom has 4 wall lights to allow a choice of bed orientation and also has a double fitted wardrobe with sliding doors, shelves and cupboards over. There is a King-sized bed within the room plus dressing table and two bedside lockers which although not included in the sale give an idea of usable space. The glazed doors to the terrace are lockable and there is a roll-down Persian a when you want to keep the sunrise out and sleep late in the morning! {4 power sockets}.



**En-suite terrace is approximately 10 square metres with a balustrade:** It is semi circular in shape looking out with breathtaking views to the mountains and sea! This terrace also has its own overhead light for when the candles blow out and there is an external power socket. A circular table and chairs are included in the sale. Imagine yourselves sitting here sipping wine into the small hours before retiring directly to be



Views from the top terrace.

**Bathroom 2: Is approximately 5 Square metres** and immediately adjacent to bedroom 2, this room houses a brand new shower cubicle, douche, WC and washbasin (all in white). There is a small free-standing, marble topped white storage cupboard which is quite new but would be included in the sale. There is a large mirror fitted with its' own lighting over the washbasin included in the sale. A dual angled opening window looks out over the kitchen garden and has a window sill and space for a window box. The room is tastefully tiled from floor to ceiling. The fitted ceiling light is included in the sale. {2 power sockets}.



**A pleasant winding garden path passing a multitude of trees and shrubs leads from the front door to the lower ground level: Along the way are Mango trees, orange, lemon, kiwi (male & female- you need both!), grapes, pomegranate and fig and banana.**



**LOWER GROUND LEVEL (west side).**

**Lower terrace:** The lower terrace which is crazy paved, is in excess of **55 square metres approximately**. There is a central garden area with raised retaining wall

providing casual seating space. In this well-like structure there is a young but developing Olive tree of some 4 metres in height which provides some natural shade and olives. The terrace is big enough to accommodate a BBQ and several tables for party times and the surrounding balustrade has 3 lamps controllable from inside the apartment. The view from here is to the mountains and there is a partial sea view. There is an automatic security light adjacent to the door to the apartment and there is a small casita to the side of it which houses the gas bottles for the cooker inside.



**APPARTMENT:** A white door leads into:

**Bedroom 3: Measuring approximately 3.6 x 3.6 metres,** this room houses two largish single beds, two bedside units not included in the sale but a drop down table for eating and two collapsible chairs is included. There is a double built in wardrobe with sliding doors and a shelf holding a TV and 'Free for view' receiver. The Receiver and separate 80cm dish attached to the outside of the balustrade form part of the sale. There is a large opening window to this room. There are bedside table lamps and sockets and an overhead light (included). The table lamps could be included in the sale if needed. {6 power sockets}.



**Kitchen 2:** Approximately 5.26 square metres is equipped with a new cooker with 4 ring gas hob and electric oven, new fridge, stainless steel sink unit and a selection of cupboards providing considerable storage. In the corner is an additional shelved area for plates, cups, saucers, etc. This room is tiled top to bottom and of course, all floor surfaces are tiled. There are an adequate number of power sockets for kitchen appliances. {5 power sockets}.



**Bathroom 3: Approximately 3.75 x 2.5 metres** is probably the best bathroom in the house! It has two lighting sources. The overhead light being currently served by a seductive low light shade. Alternatively the mirror light provides brighter light when you need to shave or have a real scrub! This bathroom is basically triangular shaped but with so much space. There is a superb bath with built in mid-level seating spot. It is not over-large but most pleasant and includes a shower facility as well as the usual mixer taps.

In addition there is the usual WC and wash basin. Tiled floor to ceiling this really is a room which is a joy to behold! At the end of the bath there is coloured glass block wall which screens a set of tiled steps with a built in area at the side which contains an imitation green shrub which adds a dimension to this room. {2 power sockets}



The steps at the end of the bath lead through a lockable wooden door to;



**Store Room 1: Measuring approximately 5.5 x 3.25 metres (17.88 sq metres)** this room cannot be sold as 'Habitational' since it currently does not meet the minimum 'headroom' requirements of circa 2.4 metres. At approximately 1.85 -2.0 metres high, it provides excellent dry storage. The walls are plastered and painted and the floors are fully tiled. There are wall lights and a number of power sockets which makes this and its' adjoining room fully functional and 'off-record' could be used as an overspill area. The current owner who built this downstairs area including the apartment and terrace uses this room as a library and he has built a large bookcase area to that end. There is also a large built in wardrobe area for further storage. The fuse/distribution box controlling the whole downstairs area is situated in here. An open archway leads into:



**Store Room 2: Approximately 7.1 x 3.2 metres (22.72 square metres).** This room has a metal door leading to the outside world and a separate area not contained in the measurements given which houses the Water Heating Boiler for the house. There is a raised up area currently used for storage. The room has wall lights and a number of power sockets. The metal door leads back onto the lower level terrace. Again this room does not currently have sufficient headroom to qualify as Habitational but does represent excellent storage/unofficial space. Circa €10,000 would cover the estimated cost of lowering the floors in these two rooms thus bringing some **40 sq metres of additional Habitational space into value!**

#### **LOWER GROUND LEVEL (East Side).**

**Store Room 3/Pump Room/workshop: This area approximately 12.46 sq metres** houses the pump and control system for the pool and also a raised up workshop area constructed by the current owner with a long and strong wooden bench for maintenance activities. There is also some additional storage space adjacent to this room. Both areas are on the opposite (East) side of the house and completely separate to the other storage rooms.

**Detached Garage: Approximately 6.6 x 4.03 metres (internal) – that’s the bit that counts!** This has been added to the original building and is built and structured in complete harmony with the house itself. It features, remote controlled up and over door, automatic internal lighting, independent overhead light and power sockets. The floor is crazy paved and the internal walls painted as are the outer ones. The roof is tiled thus mimicking the house. The garage is situated to the side of the main entry path and as well as accommodating a large family car also provides additional storage space.

#### **Additional information.**

The house but not the apartment is alarmed with a radio link to a 24/7 monitoring and security company. The house is very secure by way of significant street lighting and all windows having ‘wreckers’ fitted to the outside. Wreckers are ornate metal bar

structures which not only provide considerable security but act through their design to enhance the actual 'Spanish' appearance of the properties in the area.

There is a water and electricity meter to the property and payments are taken automatically from the bank.

There are outside taps at both the East and West sides of the house and in addition to these there are 4 automatic watering circuits supplying water to plants and trees (including two terraces and the window boxes). Each system which is battery operated can be adjusted to increase/decrease the time span at various times in the year.

**The garden on all 4 sides:** is generally landscaped and planted out with numerous trees and bushes. There is a low painted stone wall on 3 sides of the property and the immediate outside has been planted out with white, pink and red Oleander plants which flower for months on end. Trees include 4 yellow mimosa, 4 Jacaranda, 1 very large palm group tree, 1 very large Yucca tree, several banana trees, 7 palm trees, orange, lemon, mandarin and pomegranate trees, grapes, and figs and 5 mango trees. There is also 1 olive tree. The current owner has constructed a number of feature stone walls to plant out with rockery type plants. This work is ongoing at the current time. There is sufficient scope for someone else to put their own mark on this garden. A high painted stone wall divides the plot off on the kitchen garden side from the neighbouring house providing some privacy for all. This wall is the property of the house next door. There is a continuous low stone wall describing the boundary to the other 3 sides.

**Optional:** The house is fitted out with expensive matching curtains and brass fittings and beautiful tie backs. The owner has included them in the price but would agree to remove them if not required and discount the sale price by €1500.

#### **Local Facilities:**

Within less than 5 minutes walking distance is a new Commercial Centre housing a pub, bank, shops, bars and restaurants. Adjacent to this is a Post Room in which each individual house has its' own discrete post box for receipt of mail. An outgoing mail box is attached to the outside wall for ease of use.

At the rear of the Commercial centre are a number of dedicated waste containers encouraging users to recycle. In Spain the dustmen do not call at your house – you go to theirs!

There is a large supermarket on the mountain plus Chemist about 5-6 minutes drive away. There is also a beautiful unspoilt beach immediately adjacent and at the foot of the mountain but this is packed during the tourist season. It is a joy to visit out of the peak season and just 5 minutes drive away from the villa.

The beautiful ports and resorts of Moraira and Javea are 10 and 20 minutes drive away respectively and Benidorm & Calpe can be reached in less than 30 minutes.

**Cumbre del Sol** is placed almost midway between Valencia and Alicante airports which are just over 1 hour's drive away. Economical car hire is available at both airports.

There are an abundance of beautiful restaurants and bars in the area with menus to suite all tastes and persuasions. There are many places of extreme beauty and interest to visit in the area and surrounding mountains and of course numerous beaches!

**For viewing arrangements** please call Clive on 0034 965995216 (landline with Ansafone) or 0034 662061698 (Mobile). Please call at least 48 hours before required viewing time to avoid disappointment.

**DISCLAIMER.**

**All details, descriptions, measurements, etc have been prepared by the Vendor in 'Good Faith' and are believed by him to be accurate. It is in the interest of prospective purchasers to verify for themselves that the details, descriptions and measurements are to their satisfaction prior to making a confirmed offer.**

**This document is neither a contract nor an offer nor is it intended to form any part of a contract. It is in law, an invitation to treat.**

**The Property is to be sold Freehold with vacant possession upon completion of contracts.**