



**Property type :** Apartment

**Location :** Calpe

**Area :** Alicante

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :**

**Orientation :** South

**Views :** Sea views

**Parking :** Driveway

**House area :** 93 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 50 mins

**City :** 30 mins

**Golf :** 30 mins

- |                                       |                  |                            |
|---------------------------------------|------------------|----------------------------|
| ✓ Fast Internet & Phone               | ✓ Mains Electric | ✓ Mains Water              |
| ✓ Air Conditioning                    | ✓ Double Glazing | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Lift           | ✓ Terrace                  |
| ✓ Partially Furnished                 | ✓ Mains Sewerage |                            |

Built in 2005, this building is located on the front line of Playa Levante with direct access to the pedestrian promenade, full of luscious bars and gastronomic restaurants. Just 800 meters from the Rock of Ifach and approximately 2.5 km from the town center.

This exclusive apartment consists of 101m<sup>2</sup> distributed in two bedrooms and two bathrooms fully equipped. A furnished living-dining room and a separate and equipped kitchen. From its terrace, you can enjoy exclusive views of the Mediterranean Sea and the Rock of Ifach. In its common areas, it has several swimming pools, a jacuzzi and parking spaces. Without a doubt, an opportunity that cannot be missed! Prices starting from 326.000.

Calpe is a great base from which to explore the local area or enjoy the many local beaches. Calpe alone has three of the most beautiful sandy beaches on the coast. Calpe is a town rich in history and culture and its strategic position on the coast has attracted many voyagers and settlers throughout history. Remains of Iberian tribes have been found around the town. Later, the Romans founded Calpe as a prosperous colony, whose main activity was drying and salting fish.

Overlooking the Mascarat ravine are the ruins of the Moorish Castle of Calpe and all over the local countryside are the typical rui-rau country houses, with arched porticos for raisin drying. The town centre is also home to the Museum of Archeology and the Fiestas Museum.

Calpe has a wonderful modern marina that sits alongside the old fishing port; from here it is possible to take boat rides around the rock and to the nearby resort of Benidorm.

One of the best ways to enjoy the local coastline is by means of the narrow-gauge railway that runs from Alicante to Denia, stopping at Calpe. Within one hour's drive there are a good selection of golf courses to keep the fans of this Scottish game thoroughly entertained.

The diet is a typically, healthy Mediterranean one; the Costa Blanca is rich in fish, vegetables, olive-oil, rice and fruit and the ingredients which are all used to prepare delicious, healthy dishes, such as Paella Valenciana, Arroz Negro (black rice), Arroz al horno (Oven baked rice), Arroz a banda (fish and rice stew), Arroz del Señoret (Princes rice). If you have a sweet tooth then you will enjoy the local homemade pastries and deserts that the area is famous for. Or Jijona ice-cream (Nougat), which is made with the almonds of the region.

While on the Costa Blanca you can delight the palate with the wonderful regional wine selection. It's worth giving a special mention to the local wine 'Jalon', due to its quality and bouquet.

There are many international restaurants close by offering a wide choice of different cuisines from around the world. Calpe enjoys a typical Mediterranean climate, with cool sea breezes in summer and protection by surrounding mountains against the cold North winds in winter. The area averages nearly 3,000 hours of sunshine each year and the average temperature easily exceeds 20 degrees.

In 1986 the World Health Organisation recommended the climate of the area as one of the most equitable in the world - neither too hot in the summer nor too cold in the winter. On average it can boast 325 sunny days each year making it an ideal all year-round destination.