



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Yes

**Garden :** Private

**Orientation :** South

**Views :** N/A

**Parking :** Carport

**House area :** 265 m<sup>2</sup>

**Plot area :** 527 m<sup>2</sup>

✓ Close to sea

✓ Airconditioning

✓ Utility room

✓ Terrace

This impressive real estate project, located in the prestigious and sought-after area of Pinar del Advocat in Moraira, offers an exceptional investment opportunity. With its proximity to the heart of the city and the beach, this property promises a high rental yield, especially during the summer months.

The property is part of a complex of two villas separated by a wall, each with its own privacy and independent space. This configuration is perfect for investors in the rental market as it provides flexibility to rent one or both villas as needed.

Each villa has a contemporary, high-end design and is spread over two floors with a total area of approximately 200 square meters. They offer 4 bedrooms and 3 bathrooms each, with open and bright spaces that maximize natural light and the stunning sea views.

The orientation of the villas ensures that they are bathed in sunlight for most of the day, and each has its own private pool and terrace areas for outdoor enjoyment.

In addition to these exceptional features, the location of the property is undoubtedly one of its main advantages. Moraira is known for its vibrant restaurant and bar scene, its beautiful beaches, and its relaxed atmosphere. This villa is just a few minutes' walk from all these amenities and attractions, making it extremely attractive to tenants.

Don't miss the opportunity to invest in this exciting project. If you are interested in obtaining more information, please do not hesitate to contact us.



