



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Yes

**Parking :** Garage

**House area :** 903 m<sup>2</sup>

**Plot area :** 1070 m<sup>2</sup>

✓ Alarm system

✓ Terrace

✓ Lift

✓ Pre-air conditioning

✓ Utility room

This stunning modern villa will be built in the desirable area Pla del Mar. Here you are only 1 km away from the heart of Moraira with a wonderful selection of shops, restaurants and amenities. El Portet bay is your closest place to enjoy a swim in the Mediterranean Sea and this too is walking distance, just 1.2 km away.

The villa has a small sea view, a south-west orientation and will be distributed over three floors. On the ground floor (pool level) is the entrance to the villa. We enter a beautiful hall with guest toilet. Immediately to the right we enter the spacious open plan lounge-dining room with the kitchen and pantry. On this same floor is the master bedroom. This room has a spacious bathroom en-suite and its own dressing room. Finally, there is a second bedroom en-suite. Using the stairs or a lift, we go to the upper floor where there are two more bedrooms en-suite. Both have direct access to a private terrace. In the underbuild is a large, multi-purpose room, separate toilet, gym, cinema and laundry room. On this level we also find the garage. Using floor to ceiling windows, the villa has plenty of natural light.

As you would expect from a luxury property there are high quality fixtures and fittings plus the following features underfloor heating, ducted air conditioning, double glazing, security door, heat pump, solar panels, lift, Bosch brand kitchen appliances and automatic entrance gate. Outside, a lovely 35m<sup>2</sup> infinity pool awaits. The pool will have a cover with automatic solar blades. There will be a finished garden with Mediterranean plants and automatic irrigation. In addition to the garage, there are also two parking spaces off-road.

**KEY FEATURES:**

Luxury new build villa  
Walking distance to town and beach  
4 bedrooms / 4 bathrooms  
South West orientation  
Beautiful garden with irrigation system  
Gym, cinema and separate utility room  
A/C and underfloor heating throughout. Heatpump for hot water and solar panels installed  
Infinity pool 35m<sup>2</sup>

This beautiful villa for sale in Moraira is perfect for permanent living or maybe it's your dream holiday home. Call us now for more information.



