



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 754 m<sup>2</sup>

**Location :** Moraira

**Plot area :** 1046 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 4

Beautiful villa with the best qualities, and with sea views, on a plot of 1046 m<sup>2</sup>, with two pedestrian and vehicle accesses, one through the communal area of the urbanization. The villa is within walking distance of the beautiful beaches and the centre of Moraira.

Luxury villa distributed over 3 floors: ground floor with a large bright living room next to the open kitchen with kitchen island, a guest toilet, and a bedroom with en-suite bathroom. On the outside of this floor is the infinity pool, with a large terrace and barbecue area.

On the upper floor we find 3 spacious bedrooms with their en-suite bathroom, and their own balcony where you can enjoy the beautiful views that this villa offers. On the outside of this floor is the garage. Finally, in the basement, we find a storage room of 221 m<sup>2</sup>.

EXTRAS: Technal carpentry with safety glass, full kitchen with Siemens appliances, full bathrooms and taps, Roca brand, LED lighting, aerothermal system for hot water and underfloor heating, ducted air conditioning (hot and cold) throughout the house, solar panels, fitted wardrobes, electric blinds, interior alarm, pre-installation of exterior alarm and security cameras. Rectangular swimming pool with overflow system, barbecue area, laundry room, finished garden. Automatic access doors. Energy rating A. South Facing.



