



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 273 m<sup>2</sup>

**Location :** Moraira

**Views :** Sea views

**Plot area :** 803 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

✓ Alarm system

✓ Garage

✓ Airconditioning

Discover this modern villa in the best location of Moraira -&nbsp; Benimeit with a stunning sea view.&nbsp;This property, built in 2021, is equipped with the latest technologies and high-quality finishes for maximum comfort. Upon entering, you are welcomed by an elegant entrance with built-in wardrobes and a living-dining room of approximately 80 m<sup>2</sup> with an open kitchen and central island. Next to the kitchen, there is a practical storage and pantry area.

The large windows on the ground floor offer panoramic sea views and direct access to the pool, terrace, and outdoor shower.

From the dining room, you access the covered outdoor kitchen and the outdoor dining area, which can be closed on the west side with glass curtains.

On this floor, there is also a modern bathroom with a spacious walk-in shower.

Upstairs, there are three bedrooms and an additional bathroom with both a shower and a bathtub, from which you can enjoy sea views even while showering or bathing.

All rooms have access to the southwest-facing terrace, where you can relax under the installed sunshade and enjoy an expansive view of the sea and surrounding landscape. A second terrace of approximately 40 m<sup>2</sup> is located to the southeast.

Additional features of the villa:

Spacious garage (8m x 5m) with a clearance height of 3.10 m, ideal for motorhome owners. Underfloor heating with a heat pump, air conditioning (hot and cold), and 20 solar panels with a capacity of 13,856 KWH (EPC A). Pool with automatic cover and solar panels. Three-phase electricity available and a 6000-liter rainwater tank. All windows and terrace doors that can be opened are equipped with mosquito screens; all window surfaces have interior blinds, along with automatic shutters in the bedrooms. Four automatic awnings for additional shade on the pool terrace. Comprehensive alarm system for both interior and exterior. Garden with automatic irrigation.

This villa is built with high-quality materials and offers everything discerning buyers are looking for: quality, tranquility, and spectacular views. Don't miss this unique opportunity and schedule a visit today!



