



**Property type :** Villa

**Swimming pool :** Private

**House area :** 377 m<sup>2</sup>

**Location :** Moraira

**Plot area :** 1065 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 3

✓ Alarm system

✓ Close to sea

✓ Central heating

✓ Garage

✓ White goods

✓ Airconditioning

Discover this exceptional villa, ideally located just a 5-minute walk from both the beach and the village in Moraira. Upon entering the beautiful foyer, you will be greeted by an impressive entrance with double doors leading to the spacious living and dining room, adorned with a marble fireplace mantle with a gas fireplace and a custom-made wall unit, offering both comfort and elegance. A sliding door provides access to the covered terrace, seamlessly blending indoor and outdoor living.□□

To the left of the foyer, a hallway leads to the fully equipped kitchen with ceramic hob, fridge-freezer, and dishwasher. From the kitchen, you can access the covered terrace and another terrace. This hallway also houses the utility room with washing machine and a guest toilet. To the right of the foyer, you will find built-in wardrobes, a storage room, a bathroom with bathtub, a spacious guest room with a sitting area and access to a covered terrace, as well as another large bedroom with ample closet space and an en-suite bathroom with bathtub.□□

The impressive marble staircase from the foyer leads to the upper floor where the master bedroom awaits, complete with a walk-in closet and an en-suite bathroom with walk-in shower and bathtub. This bedroom offers access to a large covered and open terrace, ideal for enjoying the views.□□

Step into the luxury lifestyle through the covered terrace on the ground floor, featuring a lounge and barbecue area complete with dining table, all overlooking the expansive 6 x 12m swimming pool. Surrounding the pool is a large south-facing terrace, with plenty of space for multiple sun loungers, ensuring relaxation under the Mediterranean sun. Access to the spacious garage, equipped with an automatic sectional door, is seamlessly facilitated through the automatic entrance gate. Additionally, you can enjoy the convenience of an outdoor shower. There is also a technical room for the pool.□□

This beautiful property is equipped with gas central heating (gas tank), providing year-round comfort, along with air conditioning for added convenience. Take advantage of the benefits of double glazing and automatic shutters in the bedrooms, providing both insulation and security. LED recessed lighting adorns the interior, creating a welcoming atmosphere. Effortlessly control the pedestrian gate, automatic gate, and garage door from the house. Furthermore, you can rest assured knowing that the property is secured with a connected alarm system.□□

To promote both safety and aesthetics, the entire plot is illuminated with outdoor lighting, while the villa is embraced by carefully maintained Mediterranean gardens, adorned with mature trees. Enjoy the beauty of nature and the proximity to the village and beach, making this property a serene oasis in Moraira.□□

Contact us for an exclusive viewing and experience firsthand the unparalleled luxury and tranquility that this property has to offer. We look forward to welcoming you and helping you find your dream home in Moraira.



