



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** North

**Views :** Panoramic view

**Parking :** N/A

**House area :** 310 m<sup>2</sup>

**Plot area :** 1048 m<sup>2</sup>

✓ Floorheating

✓ Airconditioning

✓ Terrace

✓ Dressing

This exceptional single-family home stands as a testament to contemporary luxury living. Designed to seamlessly blend with its natural surroundings, the property combines clean architectural lines with thoughtful integration into the Mediterranean landscape. The house sits on a generous plot, offering privacy, space, and breathtaking panoramic views.

The design of the home follows a modern aesthetic that prioritizes both form and function. Built with reinforced concrete and complemented by wooden accents, the structure is grounded on various terraces that flow harmoniously with the natural slope of the land. The use of large glass panels throughout the home ensures that natural light floods the interior spaces, creating a bright and open atmosphere while framing views of the surrounding greenery.

The ground floor serves as the heart of the home, featuring a spacious open-plan living area of 36.12 m<sup>2</sup>, which seamlessly connects to a vast outdoor terrace of 81.46 m<sup>2</sup>. The living space is designed for both comfort and elegance, with high-quality materials and finishes used throughout. The dining area and kitchen, measuring 20 m<sup>2</sup>, are fitted with state-of-the-art appliances, ensuring a perfect blend of style and functionality for everyday living and entertaining.

Moving to the upper level, the master suite offers ultimate privacy and relaxation, complete with a walk-in closet, en-suite bathroom, and access to a private terrace. Three additional bedrooms, each with their own en-suite bathrooms and private terraces, provide comfort and autonomy for family members or guests.

The outdoor spaces are as impressive as the interiors, with the highlight being the expansive 81.46 m<sup>2</sup> terrace that extends from the living area. This space is ideal for outdoor dining, lounging, or simply enjoying the Mediterranean climate. The terrace leads to a beautifully designed infinity pool that seems to blend into the horizon, offering a tranquil escape from the everyday hustle. Surrounding the property is a carefully landscaped garden that enhances the home's connection to its natural setting, with native plants and trees providing shade, privacy, and a serene environment.

This property also integrates the latest in sustainable living. It features an advanced air-to-water heat pump system, underfloor heating, and ducted air conditioning, allowing for efficient temperature control throughout the year. The home is fitted with high-performance windows and insulation, ensuring both energy efficiency and comfort.



