



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Yes

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

**House area :** 548 m<sup>2</sup>

**Plot area :** 1003 m<sup>2</sup>

Welcome to this exceptional villa that combines elegance, quality and panoramic sea views. Situated on a plot of 1003 m<sup>2</sup> with two pedestrian and vehicle accesses, including one through the communal area of the urbanisation, this property offers an exclusive lifestyle within walking distance of the beaches and the centre of Moraira. ☐☐

☐☐

LAYOUT OF THE VILLA: ☐☐

The luxury villa is distributed over 3 floors, standing out for its impressive details and the best qualities: ☐☐

**GROUND FLOOR (147.30m<sup>2</sup>):** Spacious bright living room next to the open kitchen with island, a guest toilet and a bedroom with en-suite bathroom. Outside, we find the dazzling infinity pool, surrounded by a spacious terrace and barbecue area. ☐☐

**UPPER FLOOR (133.65m<sup>2</sup>):** 3 spacious bedrooms, each with its own en-suite bathroom, offering privacy and comfort. ☐☐

**BASEMENT:** It houses a double garage and a laundry room, providing functional and practical space. ☐☐

**EXTRAS HIGHLIGHTS:** This villa offers the very best in comfort and high-end finishes. From the Technal carpentry with safety glass to a fully fitted kitchen equipped with Siemens appliances and bathrooms with Roca taps, every detail has been meticulously taken care of. It also has LED lighting, aérothermal system for hot water and underfloor heating, ducted air conditioning throughout the house, ☐☐

Pre-installation of solar panels. Solar panel for sanitary water, built-in wardrobes, electric blinds and a complete security system with interior alarm, pre-installation of exterior alarm and security cameras. ☐☐

**OUTDOORS:** Enjoy an outdoor lifestyle with a 12x4.5 metre rectangular swimming pool and an overflow system, a large 22m<sup>2</sup> barbecue area, a practical laundry room and a perfectly landscaped garden. Automatic access gates ensure your privacy while the A energy rating guarantees efficiency and sustainability. This exclusive villa is part of a select development comprising six modern residences, each with its own parking. ☐☐

Located on plot 2, this majestic villa offers an incomparable opportunity for those seeking the highest quality of life in a peaceful and privileged environment.



