



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 311 m<sup>2</sup>

**Location :** Moraira

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

**Bedrooms :** 4

**Bathrooms :** 4

Fabulous new build villa for sale ideally located for all amenities. Within walking distance to beaches, bars, restaurants and shops you will also find a health centre and banks. This luxury villa will be built with 4 bedrooms and 4 bathrooms and is distributed over 3 floors: **FIRST FLOOR - 147.30m<sup>2</sup>:** Here there is a large bright living room next to the open-plan kitchen with a cooking island, a guest toilet, and a bedroom with a bathroom en suite. On the outside of this floor, we find the swimming pool and the barbecue area. **UPPER FLOOR - 133.65m<sup>2</sup>:** Here we find 3 spacious double bedrooms, each with their own en-suite bathroom. **BASEMENT:** Here there is a double garage and a laundry room. **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 shutters Interior alarm Pre-installation of exterior alarm and security cameras Rectangular pool with overflow system of 12x4.5 meters Barbecue area of 22m<sup>2</sup> Laundry room Finished garden Automatic access gates Energy classification A South orientation



