



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** N/A

**Views :** Sea views

**Parking :** Double garage

**House area :** 370 m<sup>2</sup>

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

✓ Floorheating

✓ Garage

✓ Fitted wardrobes

✓ Airconditioning

✓ Barbecue

This luxury property with panoramic sea views offers an exclusive lifestyle within walking distance of the beaches and the center of Moraira.

The property is distributed over 3 floors and stands 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 cooking island, a guest toilet and a bedroom with en-suite bathroom. Outside you will find the beautiful infinity pool, surrounded by a spacious terrace and a barbecue area.

Upper floor (133.65m<sup>2</sup>): 3 spacious bedrooms, each with its own en-suite bathroom.

Basement: this houses a double garage and a laundry room, offering functional and practical space.

Outside: here you can enjoy a rectangular swimming pool (12x4.5 m) with an overflow system, a large barbecue area of 22m<sup>2</sup>, a practical laundry room and a perfectly landscaped garden. Automatic entrance gates guarantee privacy, while the energy class A guarantees efficiency and sustainability.



