



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 196 m<sup>2</sup>

**Location :** Moraira

**Plot area :** 800 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3

✓ Close to sea

✓ Close to golf

✓ Utility room

✓ Terrace

Single storey Ibiza style villa for sale in Moraira

Attractive, villa in the popular Ibiza style located in Pinar de L'Advocat in Moraira. This quiet neighbourhood is a very short distance from the charming centre of Moraira. Several restaurants and terraces can be found within walking distance. The famous Saxo is only 850 m away and it is a 15-minute walk to the sandy beach L'Ampolla. The house is entirely on the same level, which adds to the feeling of comfort.

There is a generous living/dining room with a fully equipped open-plan kitchen with breakfast bar, four bedrooms (3 doubles and 1 smaller one for 1 person). Two bedrooms have a bathroom en-suite and the other 2 bedrooms share the third bathroom. There is also a spacious hallway and a laundry room. From the living room and the kitchen you have direct access to the pergola-covered terrace. A lovely place for "al fresco" dining. Around the 40 m<sup>2</sup> swimming pool is a sun terrace with space for several sun loungers. There will be a maintenance-free garden and the car can be parked in the carport.

Further features: air conditioning, double glazing, automatic shutters in the bedrooms, pre-installation of floor heating and alarm and an automatic entrance gate.

Those who prefer a larger villa can have a storey built on top. For this option, see ref MT.H-797

Want to know more about this stylish new-build Ibiza villa in Moraira? Please contact our office.

The displayed price does not include taxes and purchase costs / The offer is subject to errors, price changes, availability, omission and / or withdrawal from the market without prior notice / Furniture and contents according to personalized agreement and not according to the photos in the presentation





planta baja

superficies útiles

01 VESTIBULO	25,49 M2
02 SALON COPEADOR	57,46 M2
COCINA	
03 DORMITORIO 01	31,55 M2
04 BAÑO 01	5,40 M2
05 DORMITORIO 02	12,92 M2
06 BAÑO 02	5,04 M2
07 DORMITORIO 03	13,56 M2
08 BAÑO 03	7,65 M2
09 DORMITORIO 04	6,46 M2
10 LAVADERO	4,95 M2

superficie construida

VIVIENDA	196,43 M2
11 PERGOLA SALON	25,46 M2
12 PISCINA	40,00 M2
13 TERRAZA PISCINA	71,00 M2
14 PERGOLA PARKING	29,58 M2
APARCAMIENTO	31,37 M2

total

393,84 M2



escala 1/150

