

# Spacious villa within walking distance of the beautiful beaches and center of Moraira (167237)



1 675 000 €

 Floor area      754 m<sup>2</sup>

 Number of rooms	<b>4 bedrooms</b>
 Furnitures	<b>Partly</b>
 To the beach:	<b>m</b>
 Location:	<b>Spain, Costa Blanca</b>
 To the airport:	<b>km</b>
 To the city centre:	<b>km</b>

## Options

- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Garden

## Description

Welcome to this magnificent world of luxury and comfort, represented by this enchanting villa, occupying a plot of 1046 m<sup>2</sup> and providing two pedestrian and vehicular access, including through the common area of the urbanization.

Situated just a few minutes' walk from the beautiful beaches and center of Moraira, this villa promises an outstanding living experience.

### Description of the villa:

- City: Moraira
- Bedrooms: 4
- Bathrooms: 4
- Plot size: 1.046 m<sup>2</sup>

- Built area: 754 m<sup>2</sup>

### **Villa layout:**

**Ground floor:** Spacious and bright living room with open kitchen and island, guest toilet and bedroom with bathroom. The exterior of this floor extends to a stunning infinity pool surrounded by a spacious terrace and barbecue area, creating the perfect setting for relaxation and entertaining.

**Upper Floor:** Three spacious bedrooms, each with their own bathroom and private balcony, provide spectacular views. Outside the floor there is a garage providing convenient and safe storage for your car.

**Basement:** A spacious 221m<sup>2</sup> storage area is located here, adding functionality and storage space.

**The villa is equipped with the highest quality standards and luxurious amenities such as:**

- Technical joinery with safety glass.
- Fully equipped kitchen with Siemens appliances.
- Bathrooms and faucets from the prestigious Roca brand.
- LED lightening.
- Aerothermal system for hot water supply and heated floors.
- Ducted air conditioning (hot and cold) throughout the house.
- Solar panels.
- Built-in wardrobes.
- Electric blinds.
- Internal alarm system, pre-installation of external alarm system and CCTV cameras.

### **Exterior and energy classification:**

- Rectangular swimming pool with overflow system.
- BBQ area.
- Laundry.
- Perfectly landscaped garden.
- Automatic entrance doors.
- Energy classification A.

- South side.

This project includes just six modern houses, each of which provides its own parking.

A unique opportunity to enjoy a luxurious lifestyle in an exclusive and tranquil environment.

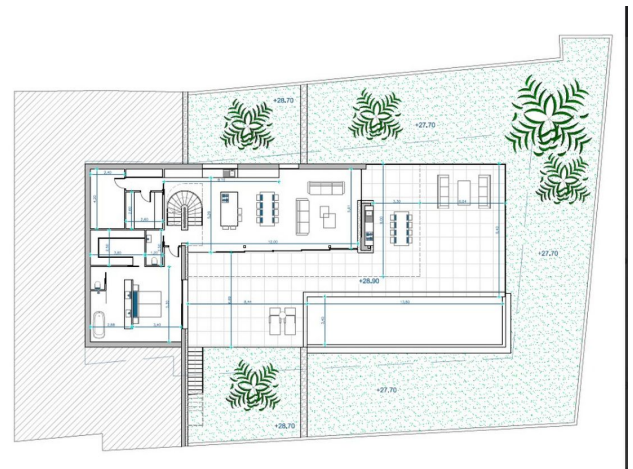
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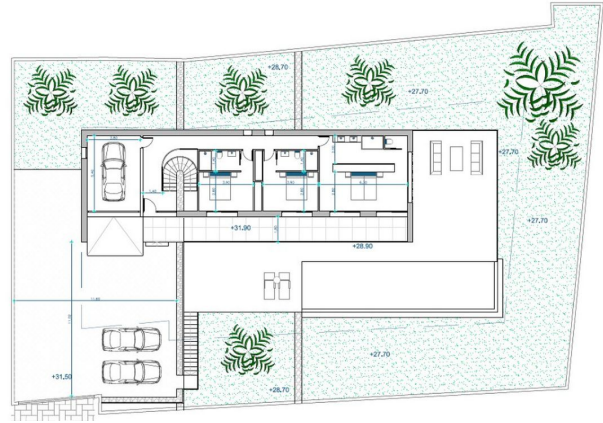
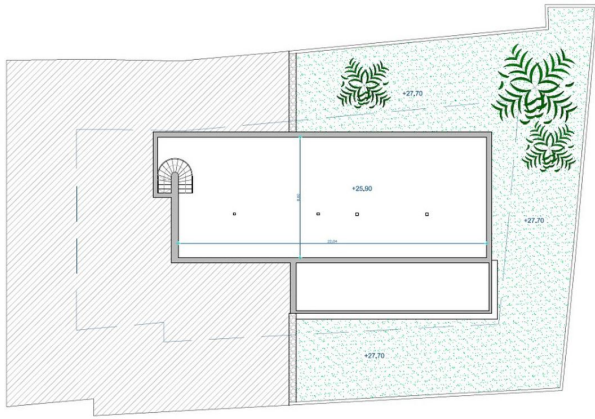
**Information updated: 29.12.2023**

## Photo gallery









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