



**Property type :** Detached Villa

**Location :**

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** No

**Views :** Sea views

**House area :** 550 m<sup>2</sup>

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

**Airport :** 91 Km



Airconditioning



Alarm system



Gymnasium

Discover absolute luxury with this stunning new build villa in Moraira, designed to the highest standards and within walking distance to the beautiful beaches and the charming town centre. Distributed over three floors, this villa offers a total of 370 m<sup>2</sup> built and 280 m<sup>2</sup> living space, set on a plot of 1003 m<sup>2</sup>. With a south orientation and energy classification A, the property guarantees efficiency and comfort. The villa has 5 bedrooms, 4 bathrooms and 1 toilet, as well as a private swimming pool with overflow system, a barbecue area of 22 m<sup>2</sup> and a finished garden. Moraira is a small town known for its good restaurants, bars and supermarkets, as well as offering a family-friendly beach and a picturesque promenade with spectacular views.



### OUTDOOR AREAS

The exterior design of this luxury villa combines elegance and functionality, using high quality materials to create a space that is both aesthetically pleasing and durable. The property features a 12x4.5 metre rectangular swimming pool with outdoor system, perfect for cooling off and enjoying the Mediterranean climate. The 22 m<sup>2</sup> barbecue area offers an ideal space for overfloor entertaining. The fully finished garden adds a touch of greenery and serenity to the property. Automatic access gates and an underground double garage ensure the security and comfort of the residents. With a south orientation, the villa is bathed in natural light throughout the day, creating a warm and welcoming atmosphere.

### INDOOR AREAS

Upon entering the villa, you are greeted by a spacious and bright living room on the ground floor, which is perfectly integrated with an open plan kitchen equipped with Siemens appliances and a central cooking island. This floor also includes a bedroom with en suite bathroom and a guest toilet. On the upper floor, there are three spacious bedrooms, each with its own en-suite bathroom, providing privacy and comfort for all family members. The basement floor houses a double garage and a laundry room. The interior finishes are of the highest quality, with technical carpentry and safety glass, Roca brand bathrooms and taps, LED lighting, aerothermal system for hot water and underfloor heating, ducted air conditioning and solar panels.

### MORAIRA

Moraira, on the Costa Blanca, is a charming coastal town renowned for its crystal clear beaches and relaxed atmosphere. Although it is not a large town, its appeal lies in its natural beauty and Mediterranean charm. Tourism in Moraira focuses on its idyllic coves, such as Cala L'Andragó and Playa de l'Ampolla, perfect for swimming and diving. In addition, its marina and promenade are highlights for visitors. The lifestyle in Moraira is serene and sea-oriented. Residents enjoy a tranquil life, with a wide gastronomic offer highlighting seafood and Mediterranean cuisine. The community values the proximity to the sea and the outdoor life. Moraira offers a balance of coastal tourism, a relaxed atmosphere and natural beauty, making it an ideal destination for those seeking a serene life by the

