



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Yes

**Orientation :** N/A

**Parking :** Carport

**House area :** 410 m<sup>2</sup>

**Plot area :** 878 m<sup>2</sup>

✓ Garage

✓ Airconditioning

Welcome to this stunning, modern villa built in 2019, perfectly situated just a short walk from the picturesque town of Moraira and its beautiful beaches. This exclusive property offers breathtaking views of the surrounding nature and is finished with high-quality materials and luxurious features throughout.□□

Upon entering, you are greeted by a spacious hallway that leads into a large open-plan living and dining area, designed to create a bright and airy atmosphere. The stylish, contemporary kitchen is equipped with a central island and all the amenities a cooking enthusiast could desire. Large sliding glass doors provide access to a covered summer kitchen, ideal for outdoor dining and cooking. From the kitchen and living room, you step directly onto the expansive sun terrace, where you can enjoy a heated pool and a generous poolside area with an outdoor shower. This is the perfect spot to relax and enjoy the Mediterranean lifestyle, or to entertain friends and family with a poolside gathering.□□

On the ground floor, there is also a guest toilet, along with the luxurious master bedroom, featuring an ensuite bathroom with a walk-in shower. The master bedroom exudes comfort and elegance and offers direct access to the outdoor terrace.□□

An elegant open staircase leads to the upper level, where you will find two additional bedrooms that share a modern bathroom, as well as a third bedroom with its own private ensuite bathroom. All the bedrooms have direct access to a large terrace, perfect for enjoying the panoramic views, and each bedroom is fitted with automatic shutters for convenience and privacy.□□

The property is fully equipped with two automatic gates: one providing direct access to a parking space close to the main entrance, and the other leading to a spacious garage and two large storage rooms. Additional features include underfloor heating powered by a heat pump, air conditioning throughout, and an A-rated energy efficiency system thanks to 29 Panasonic solar panels and three 10Kwh batteries, ensuring optimal energy savings.□□

The villa is surrounded by a beautifully landscaped garden, complete with outdoor lighting to create a serene ambiance at night. An automatic irrigation system is in place to keep the garden lush and vibrant year-round, ensuring minimal maintenance and maximum enjoyment.□□

For added peace of mind, the villa is equipped with both interior and exterior alarm systems, offering top-notch security.□□

This villa is truly a gem for those who appreciate high-end finishes, proximity to the beach and town, and the tranquility of natural surroundings. Whether you're seeking a luxurious primary residence or a second home in one of the most desirable areas of Moraira, this property offers everything you need to live in comfort and style. Don't

miss this opportunity to own a piece of paradise!

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