



**Property type :** Villa

**Swimming pool :** Private

**House area :** 265 m<sup>2</sup>

**Location :** Moraira

**Plot area :** 810 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3

- ✓ Alarm system
- ✓ Terrace
- ✓ White goods
- ✓ Pre-air conditioning

This new, luxury villa project is in Pinar del Advocat, Moraira. A highly sought after location where you will be close to the Mediterranean Sea, the town centre and many local amenities such as supermarkets, restaurants and cafes.

The villa design is a modern Ibiza style with 4 bedrooms, two of which are en suite, one extra bathroom, a guest cloakroom/ WC, a large open plan living and dining room and a fully fitted kitchen with an island. The living room opens out to a covered terrace which flows outdoors to the spacious terrace surrounding the swimming pool.

Indoor and outdoor living and dining are perfectly connected to make the most of the beautiful climate.

The flat plot will be landscaped with lovely Mediterranean plants and automatic gates open to the driveway with ample off road parking to the front of the property. On the main level, the bedrooms have their own private, covered terraces with stunning views.

The whole upper level is a luxuriously spacious, Master bedroom suite with a fully furnished, dressing room. This suite has an expansive, private terrace which wraps around two elevations.

Features at this property include underfloor heating, ducted central air conditioning, smart app control of multiple electronic functions, alarm system, a storage room and a landscaped garden.

The location is within walking distance of a popular eatery at Gastrobar 21 and the Swiss Hotel, which has a spa, as well as an upmarket restaurant.

#### KEY FEATURES:

Four bedrooms & three ensuite bathrooms  
Open plan living spaces  
Fully fitted luxury kitchen with an island  
Ducted AC & underfloor heating throughout  
Alarm, CCTV & electric gates  
Beautiful landscaped garden  
Parking - several spaces  
Pool - 8 x 4 metres  
Storage room

This project has a licence in place and can start immediately, so please contact us for more information and to arrange your viewing appointment.



