



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 220 m<sup>2</sup>

**Location :** Moraira

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

**Bedrooms :** 4

**Bathrooms :** 3

✓ Alarm system

✓ Close to sea

✓ Fireplace

✓ Garage

✓ Utility room

✓ Terrace

Colonial villa with four bedrooms in Moraira – Pinar de l'Advocat This spacious villa is located in the quiet neighborhood of Pinar de l'Advocat in Moraira. The house was built in 2001 and renovated in 2023. Here you will live a short distance from the center and beaches of Moraira. Description The villa is spread over two floors and offers plenty of living space. On the upper floor, there is a hall that leads to the living room with a fireplace. The adjoining kitchen is modern and has a practical breakfast bar. The dining area is adjacent to a south-facing glass wall, allowing plenty of daylight to enter and offering views of the valley and the sea. The master bedroom has a walk-in closet and an en-suite bathroom with double sink and shower. There is also a second bedroom and a separate bathroom on this floor. The ground floor has a living/dining room with an open kitchen and double doors to the terrace. Here you will find the third bedroom with its own bathroom and access to the pool. The fourth bedroom is also on this floor. In addition, there is a large storage room that could be converted into an extra room. The plot is completely enclosed and accessible via an automatic gate. The driveway leads to a garage with a roof terrace above it. The garden has a lawn, Mediterranean plants, and palm trees, and is equipped with an irrigation system and lighting. The pool has a natural stone beach entrance, a waterfall, and an outdoor shower. Special features Fully fenced plot with automatic gate Garage with automatic door and roof terrace Swimming pool with natural stone beach access and waterfall Underfloor heating throughout the house Air conditioning in the master bedroom Tilt and turn windows with safety glass, insect screens, and shutters Alarm system Why view this villa Timeless design Excellent location Beautiful garden This property offers a combination of space, comfort, and a convenient location. Book a viewing with one of our staff members today. The displayed price does not include taxes and purchase costs / The offer is subject to errors, price changes, and / or withdrawal from the market without prior notice. Max Villas agents according to personalized agreement and not according to the photos in the presentation



