



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Yes

**Garden :** Private

**House area :** 215 m<sup>2</sup>

**Plot area :** 794 m<sup>2</sup>

- ✓ Close to sea
- ✓ Central heating
- ✓ Airconditioning

- ✓ Fireplace
- ✓ Utility room

- ✓ Barbecue
- ✓ Terrace

Discover the dream retreat in the quiet area of Pinar de Advocat, nestled in a cul-de-sac that radiates peace and exclusivity. This villa is much more than a property; it is a unique opportunity to invest in a lifestyle full of charm and sophistication.

Two independent living units, each with its own access, designed to offer you total versatility: ideal for a multi-generational home or for an investment with multiple uses.

The first floor consists of two bedrooms, an elegantly designed bathroom, a fully equipped kitchen, a living room with a fireplace, and a separate dining room that opens onto a spacious terrace. From here, you can enjoy unrivalled sea views, a perfect setting to start and end your days with excitement.

The ground floor consists of two charming bedrooms, a modern bathroom, a separate kitchen and a dining room with access to a private terrace overlooking a garden full of life, adorned by fruit trees that complete this personal paradise.

The villa's exterior is a true oasis of relaxation. An elegant lounge area invites you to enjoy unforgettable moments, whether in the covered barbecue and summer kitchen area or in the refreshing 8 x 4 metre swimming pool. Every corner has been carefully designed to make you feel like you are in a place where luxury merges with nature.

This property not only offers an exceptional living experience, but also presents itself as an outstanding rental investment opportunity in one of the most sought-after areas of Moraira. Come and be seduced by the charm and exclusivity of this paradise!



