



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 5

**Bathrooms :** 5

**Swimming pool :** Yes

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

**House area :** 442 m<sup>2</sup>

**Plot area :** 1070 m<sup>2</sup>

Luxury modern villa for sale in Pla del Mar Moraira. Ideally situated within the urbanisation of Pla del Mar just 500 metres from the town of Moraira and only 1 km from the famous beach area of El Portet, this exclusive contemporary design villa has sea views and provides outstanding living and entertaining space. The villa has three floors with four-bedroom suites, a courtesy toilet, an open-concept living area with a modern kitchen, and various multi-purpose rooms. An elevator and staircase communicate all levels. The total constructed surface including terraces of 903'97 m<sup>2</sup>. Lower Floor: A usable surface area of 199'33 m<sup>2</sup>, distributed as a two-car garage, technical machine room, gym, home cinema, toilet with shower, lower hall, two social spaces, and two storage rooms. A sunken patio provides natural light to one of the social rooms, this room is ideal for a fifth bedroom or office area. Ground Floor: With a usable surface area of 169'44 m<sup>2</sup>, consisting entrance hall, courtesy toilet, an open concept living space, modern kitchen with a large island and adjoining utility/laundry room, a 34'71 m<sup>2</sup> principal bedroom suite with dressing room, luxurious bathroom en-suite and pool terrace access, and a second bedroom suite with fitted wardrobes and connecting bathroom. Top Floor: A usable surface area of 73'23 m<sup>2</sup>, distributed as an upper landing with plenty of storage, and two-bedroom with bathrooms en-suite, fitted wardrobes and access to a large balcony terrace with sea views. Property Features: Quality external carpentry with motorised roller blinds. State-of-the-art contemporary kitchen. Large exterior parking and a two-car garage. Professionally landscaped gardens. Radiant floor heating and ducted air conditioning. Luxury modern villa for sale in Pla del Mar with high-spec finishes located next to the town of Moraira.



