



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Yes

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

**House area :**

235 m<sup>2</sup>

Modern design villa currently under construction. Located in El Portet Valley, this contemporary three-bedroom villa boasts a southwest orientation and offers panoramic sea views towards the Peñon de Ifach. Shopping facilities, beaches, and Moraira town centre can all be reached within 5 - 10 minutes by car. Prices range from 770,000 to 825,000 euros, depending on the position within the development and the size of the building.

**Ground Floor** (usable area 119.51 m<sup>2</sup>): Covered entrance porch Open-plan reception, dining, and kitchen Laundry room Covered poolside terrace Toilet Double bedroom with a walk-in closet and an en-suite bathroom.

**First Floor** (usable area 74.44 m<sup>2</sup>): Gallery hallway Two double bedrooms with en-suite bathrooms and dressing rooms. Both bedrooms have access to a large balcony terrace.

**Lower Floor:** A garage space with a usable area of 41.73 m<sup>2</sup>. An internal staircase leads from the garage to the main living area.

**Qualities include:** Machine-cut high-quality ceramic porcelain 90 x 90-floor tiles. External carpentry made of graphite grey anodized aluminium with thermal break and double glass, featuring motorized blinds in the bedrooms. Fully furnished kitchen with white laminated doors, matt lacquer finish, push opening, and soft-close drawers. Includes induction hob, oven, and extractor fan. All bathrooms and toilet are finished with tiles, vanity units, mirrors, porcelain sanitary ware, and shower columns with thermostatic control. Wardrobes with white lacquered doors, hanging rails, shelves, and a choice between a shoe rack, drawers, or additional hanging rails. Multiroom audio system with a music server in the basement. Audio zones will be in the living room, kitchen, master bedroom, and pool terrace. Underfloor heating is powered by an aerothermal heat pump, combined with photovoltaic panels. Ducted air conditioning with a heat pump, with each room regulated independently. TV and network connections in the living room and bedrooms. Domotic controls for blinds in the bedrooms and garage door. Pre-installation for car charging is optional.



