



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 5

**Bathrooms :** 4

**Year built :** 2025

**Swimming pool :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Carport

**House area :** 212 m<sup>2</sup>

**Plot area :** 985 m<sup>2</sup>

✓ Barbecue

✓ Terrace

✓ Satellite dish

✓ White goods

✓ Utility room

✓ Airconditioning

### New-Build Villa in Moraira - Within Walking Distance of the Centre

Located in one of Moraira's most sought-after neighborhoods, this stunning new-build villa is just minutes from the town centre and all amenities.

The villa features **5 spacious bedrooms and 4 stylish bathrooms** – perfect for hosting family and friends. The outdoor area is a true paradise: a large 10x5 m pool, pergola, fully equipped summer kitchen, outdoor toilet, and extra storage. From the upper floor, you can enjoy beautiful views towards Moraira.

Inside, a bright living room with direct access to the terrace welcomes you, complemented by a modern open kitchen and practical utility/laundry room. The layout is ideal for comfort in both summer and the milder winter months.

Additionally, the property offers a **double carport and spacious driveway**. Designed in charming Ibiza style, the villa is surrounded by a beautifully landscaped garden. For ultimate comfort, there is **underfloor heating, central air conditioning (hot/cold)**, and hot water supplied via an accumulator.

#### Key Features:

- Prime location: close to amenities, town centre, and beach
- Stunning views from the first floor
- Furniture included
- Large pool (10x5 m), summer kitchen, outdoor shower, and toilet
- Double carport and storage room
- Underfloor heating and central air conditioning

**An exclusive dream villa combining luxury, style, and location perfectly.**

Contact us today for more information or to arrange a viewing!



