

## 4 chambre Villa à vendre dans Teulada, Alicante

649.000€

Discover this magnificent independent villa in Moraira, located in a privileged spot next to a protected green area, ensuring open views and total privacy. With south orientation, this property of 220 m<sup>2</sup> built on a 1,000 m<sup>2</sup> plot is the perfect investment for those who value sunshine and outdoor living.

### Property Highlights:

**Strategic Location:** Just 2.5 km from the center of Moraira and its beaches (El Portet, L'Ampolla).  
**Luxury Outdoor Area:** Giant Pool: Water surface of 42 m<sup>2</sup>, above average.  
**Summer Kitchen:** Fully equipped with barbecue, sink, and refrigerators, suitable for large gatherings.  
**South Orientation:** Guaranteed sun from dawn to dusk, perfect for enjoying winter on the Costa Blanca.  
**Tropical Garden:** Mature vegetation providing freshness and privacy.  
**Flexible Interior Layout (4 Bedrooms | 3 Bathrooms):** The home is designed to offer various living options:  
**Main Floor:** Bright living-dining room, equipped open kitchen, master bedroom, and access to a terrace with panoramic views.  
**Night/Guest Area:** Two additional suite-style bedrooms (with private bathroom) interconnected, ideal for families with young children.  
**Independent Apartment:** Connected to the house but with the possibility of separate access, it has its own kitchen, bathroom, and bedroom. Ideal for vacation rental or guests.  
**Extras and Storage:** Spacious rooftop solarium with clear views. Independent laundry area and large storage space (shed) on the lower level. Outdoor shower and extensive terrace areas. This villa has it all: strategic location, rental potential, and an outdoor area hard to match in this price range. Properties with this orientation and privacy fly off the market in Moraira.

Can you imagine living here? Stop imagining and come see it. Contact our team today to arrange a private visit and discover the real potential of this Mediterranean gem. Your new life in the sun starts with a call.

 4 chambres  
 1.019m<sup>2</sup> Taille de la parcelle

 3 salles de bains

 231m<sup>2</sup> Taille de construction