



## 4 slaapkamer Villa Te koop in Moraira, Alicante

965.000€

**\*\*Elegant 300m<sup>2</sup> Villa Constructed in 2001 – Two-Level Layout\*\***

This immaculately presented villa spans two levels, offering expansive living spaces and premium finishes throughout. The upper level features a grand entrance hall, a spacious living area with an open fireplace, and a modern kitchen complete with a breakfast bar. The dining area boasts floor-to-ceiling south-facing glazing, providing panoramic views of the valley and sea.

The master suite includes a walk-in dressing room and an en-suite shower room with dual basins. A secondary double bedroom and a generously proportioned bathroom complete the upper level.






The lower level grants access via double patio doors to a versatile living/dining area with an American-style kitchen.






The third double bedroom includes an en-suite shower room and direct access to the pool terrace. An additional fourth double bedroom and a sizable storage space (with conversion potential) are also situated on this level.






Set within a securely gated 850m<sup>2</sup> plot, the property is approached via a paved driveway leading to an automated garage with a rooftop terrace. Landscaped gardens feature lush lawn areas, Mediterranean planting, and mature palm trees, supported by an automated irrigation system and exterior lighting.

The swimming pool incorporates Roman steps, a natural stone beach entry, and a waterfall feature, complemented by an outdoor shower. Additional amenities include: - Comprehensive alarm system - Tilt-and-turn security windows with mosquito screens and roller blinds - Air conditioning (master bedroom) - Underfloor central heating - Satellite TV connectivity - Pre-wiring for B&O audio system

This exceptional residence combines luxury, functionality, and security within a prime location.

-  4 slaapkamers
-  800m<sup>2</sup> Perceelgrootte
-  Location: Coastal
-  Terrace: 80 Msq.
-  Number of Parking Spaces: 4

-  3 badkamers
-  Garden
-  Key Ready
-  Useable Build Space: 240 Msq.
-  Views: Sea, Open, Mountain

-  300m<sup>2</sup> Bouwgrootte
-  Private pool
-  Heating: Yes, Air Conditioning: Yes
-  Patio
-  Parking - Space - Garage

