















## 4 soverom Villa til salgs i Moraira, Alicante

2.264.000€



Modern luxury villa for sale in Moraira. The property consists of three floors with four bedrooms, four bathrooms, two toilets, open plan kitchen open to the living-dining room and infinity pool with private garden. The floors are distributed as follows: Basement floor: In the basement there is a garage (01) connected to a multi-purpose room by a distributor (02), which gives access to the installation room of the swimming pool (03) and to the installation room of the house (04). The multi-purpose room is connected to an area fitted out for a gym (10) with its own dressing room (11), in addition to which there is another small utility room (07) and a large room fitted out for laundry (08). On this floor there is also a cinema room (06) which is accessed through the multi-purpose room. Ground floor: On the ground floor is the main entrance to the property, as soon as you enter there is a hall (01) that connects with a hallway (05) that gives access to the two bedrooms located on the ground floor (06, 11), the bedrooms have their own bathroom (07, 10) and a dressing room (09) or an area with built-in wardrobes. If we go into the interior of the property we find an extremely spacious area which is an open-plan area for the living room, kitchen and dining room (02), with a separate room that serves as a pantry (03). From the living room, kitchen and dining room area you can go out onto a large terrace with a porch (12) where the swimming pool is located. First floor: Going up the stairs or using the lift, we reach the first floor, where there is a hallway, which can also be used as an office (01, 02). These give access to the two bedrooms (04, 05) with their own bathroom (03, 06) and wardrobe area on this floor. Both bedrooms have access to the existing large terrace on the first floor. Location: Very privileged location close to the coast, 1,2km from the beach of El Portet and 1 km from the commercial area and the centre of Moraira.- Property details - Type of property: House / Villa - Year of construction: 2024 - Type of operation: Sale - State/Province: Alicante - Town: Moraira - Bedrooms: 4 - Bathrooms: 4 - Toilets: 2 - Built area: 903,97m<sup>2</sup> - Plot area: 1.070m<sup>2</sup> - Type of construction: New building - Energy certification: in process - Kitchen: Open plan - Garage: Yes - N°Floors: 3 - Orientation: Southwest - Pool: Privada - Desbordante - Type of heating: Underfloor heating - Type of cooling: Ducted air conditioning. - Water heater: Heat pump - Garden: Private - Parking: Yes - Storage room: Yes - Security door: Yes - Cellar: Yes - Laundry room:

- |   |  |  |
|---|--|--|
|  4 soverom                          |  4 bad                          |  903m <sup>2</sup> Bygg størrelse |
|  1.070m <sup>2</sup> Tomtestørrelse |  Svømmebasseng                  |  Central Air Conditioning         |
|  Central Heating                    |  double glazed                  |  Energy Rating: In progress       |
|  Excellent Condition                |  Garage                         |  near beach                       |
|  Pool: Infinity Pool                |  View: Mountains and open views |  |



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