

## 3 bedroom Villa for sale in Pedreguer, Alicante

**895,000€**



In the heart of the prestigious La Sella urbanization in Pedreguer, lies this beautiful Mediterranean-style villa that combines elegance, comfort, and unparalleled panoramic views of the sea and the golf course. Situated on a large plot within a quiet residential area, the property offers a serene environment surrounded by nature, ideal for those seeking quality of life and privacy without sacrificing proximity to all amenities. The house, built with top-quality materials, is distributed over two carefully designed floors. On the ground floor, a bright living-dining room with large windows allows you to enjoy the open views of the sea and the surrounding green landscape. The modern, fully equipped semi-open kitchen integrates perfectly into the space, offering comfort and functionality. A guest toilet is also located on this floor. The upper floor houses three spacious double bedrooms, all with built-in wardrobes. The master bedroom has an en-suite bathroom, while the other two bedrooms share a full bathroom. The en-suite bedroom and another bedroom have direct access to a terrace with spectacular views, the perfect place to relax while watching the sunrise or sunset over the Mediterranean. The outdoor area has been designed to make the most of the Mediterranean climate: a private swimming pool surrounded by covered and uncovered terraces, a barbecue with a summer kitchen, a jacuzzi, a storage room, and a garage complete the amenities of this magnificent villa. It also features hot/cold air conditioning, a laundry room, and a parking area. La Sella is one of the most exclusive urbanizations on the Costa Blanca, known for its security, its natural surroundings, and its proximity to the La Sella Golf Resort, designed by José María Olazábal. The marina and beaches of Dénia, as well as the charming town of Jávea, are just a few minutes away. The area offers high-quality services, such as an equestrian center, a restaurant, tennis courts, and quick access to the AP-7 motorway, which connects to the airports of Alicante and Valencia. An ideal villa for year-round living or as a second home, where comfort, nature, and panoramic views combine to offer a unique experience on the Costa Blanca.

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|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  3 bedrooms                    |  3 bathrooms    |  274m <sup>2</sup> Build size |
|  1,502m <sup>2</sup> Plot size |  Swimming Pool  |  Roller Shutters              |
|  Pool                          |  Patio          |  Parking Space                |
|  sewerage                      |  outdoor shower |  Outdoor Kitchen              |
|  Jacuzzi                       |  garden         |  Garage                       |
|  Electricity                   |  Double glass   |  Air conditioning             |
|  Alarm                         |  Automatic gate |  Automatic irrigation         |
|  Balcony                       |  Bar            |  Barbecue                     |



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