

## 4 bedroom Villa for sale in Moraira, Alicante

2,425,000€

Let yourself be seduced by the charm of this stunning luxury villa located in Moraira, situated on a generous plot of 1,000 m<sup>2</sup>, in a privileged location just minutes from idyllic beaches, crystal-clear coves, and the vibrant center of Moraira. This property has been designed to offer an extraordinary living experience, perfectly combining contemporary elegance, absolute comfort, and spectacular sea views. Layout designed for maximum comfort. With a constructed area of 679 m<sup>2</sup>, the villa is spread over three floors, each carefully designed to make the most of natural light and panoramic views.

**Upper Floor – Entrance and unforgettable first impressions** The main access is on this floor, where an elegant parking area and a carport welcome you. A spacious outdoor terrace invites you to relax while enjoying the sea views and the privileged surroundings.

**Main Floor – Open and bright spaces** Descending a stylish staircase, you access an impressive open-concept living area, featuring a modern and functional kitchen equipped with a central island. This floor also houses a guest toilet and a bedroom with an en-suite bathroom. Large windows connect the interior with a sunny terrace that perfectly integrates the living room and the bedroom, creating a warm and inviting atmosphere.

**Basement – Rest, wellness, and entertainment** On the lower floor, we find three additional bedrooms, one of which has an en-suite bathroom, a full bathroom, and a private gym. The exterior is a true oasis: a spectacular infinity pool merges with the horizon, accompanied by a spacious terrace with a barbecue area and chill-out zone, perfect for enjoying sunset over the sea with views of Moraira and Calpe.

**High-quality finishes and amenities** This villa has been built with top-quality materials and equipped with all the comforts that define a true luxury home:

- Technical carpentry with safety glass
- Fully equipped kitchen with Siemens appliances
- Designer bathrooms with Roca fittings
- LED lighting throughout the house
- Air-source heat pump system for hot water and underfloor heating
- Air conditioning by ducts (cooling/heating)
- Pre-installation for solar panels
- Solar panel for sanitary hot water
- Fitted wardrobes and electric blinds
- Interior alarm system and pre-installation for exterior alarm and security cameras
- And many more details that elevate this villa to another level

GH Costa Blanca presents this architectural gem where luxury, comfort, and style come together to offer you the home of your dreams. Don't miss the opportunity to

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|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  4 bedrooms                    |  3 bathrooms |  679m <sup>2</sup> Build size |
|  1,000m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool                                               | <input checked="" type="checkbox"/> air conditioning duct based                                                    |
| <input checked="" type="checkbox"/> alarm                                                                        | <input checked="" type="checkbox"/> barbecue                                                    | <input checked="" type="checkbox"/> covered terrace                                                                |
| <input checked="" type="checkbox"/> double glazing                                                               | <input checked="" type="checkbox"/> fenced plot                                                 | <input checked="" type="checkbox"/> garden                                                                         |
| <input checked="" type="checkbox"/> heating radiating floor                                                      | <input checked="" type="checkbox"/> internet                                                    | <input checked="" type="checkbox"/> laundry                                                                        |
| <input checked="" type="checkbox"/> near the beach                                                               | <input checked="" type="checkbox"/> near the town center                                        | <input checked="" type="checkbox"/> open terrace                                                                   |
| <input checked="" type="checkbox"/> outdoor shower                                                               | <input checked="" type="checkbox"/> phone                                                       | <input checked="" type="checkbox"/> satellite tv                                                                   |
| <input checked="" type="checkbox"/> security door                                                                | <input checked="" type="checkbox"/> storage room                                                |                                                                                                                    |