



## 4 sovrum Villa till salu i Moraira, Alicante

1.990.000€

Discover a luxury villa that combines contemporary design with exceptional quality and a prime location very close to the beaches and the charming centre of the city. This property is situated on a spacious plot of 1,046 m<sup>2</sup> with dual pedestrian and vehicle access, providing convenience and exclusivity from the outset. It is an ideal opportunity for those seeking elegance, privacy, and a unique Mediterranean living experience.

**Distribution and Design** The home is organised across three floors that optimise natural light, spaciousness, and functionality.

**Main Floor** A spacious living room flooded with natural light connects with an open-plan kitchen equipped with an island and high-end appliances. This floor includes a bedroom with an en suite bathroom and a guest toilet. Outside, a spectacular infinity pool is surrounded by a large terrace and a barbecue area, perfect for relaxing, sunbathing, and enjoying with family or friends.

**Upper Floor** Three large bedrooms, all with en suite bathrooms and private balconies allowing for open views. This floor also includes a garage for added convenience.

**Basement Floor** An impressive storage area of 221 m<sup>2</sup> offering great versatility, ideal for a leisure area, gym, wine cellar, or storage room as per the owner's needs.

**Premium Quality and Equipment** The villa stands out for its top-level finishes and technology:

- High-quality carpentry with safety glass
- Kitchen equipped with Siemens appliances
- Bathrooms and fittings by Roca
- LED lighting
- Aerothermal system and underfloor heating
- Ducted hot and cold air conditioning
- Solar panels
- Built-in wardrobes and electric shutters
- Interior alarm, pre-installation of perimeter alarm and security cameras

**Exteriors and Efficiency**

- Infinity pool and barbecue area
- Independent laundry room
- Fully finished garden
- Automatic access doors
- Energy certification A
- South-facing orientation ensures natural light throughout the day

This villa is part of an exclusive private development comprising only six modern homes, each with its own parking. A tranquil and sophisticated environment offering privacy and a high-level lifestyle. If you are looking for a residence where quality, design, and surroundings combine impeccably, this property stands out as the ideal option. It is a project designed to enjoy and experience the Mediterranean with maximum comfort.

 4 sovrum  
 1.046m<sup>2</sup> Tomtstorlek

 4 badrum  
 Simbassäng

 754m<sup>2</sup> Bygg storlek



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