

# CABRERA

FINE PROPERTIES

## 4 bedroom Villa in Moraira

Ref: CFP-M2002

From  
1,750,000  
€



**Property type :** Villa

**Location :** Moraira

**Area :** Marina Alta

**Bedrooms :** 4

**Bathrooms :** 4

**Year built :** 2023

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** To the sea and to the mountain

**Parking :** 2

**House area :** 754 m<sup>2</sup>

**Plot area :** 1046 m<sup>2</sup>

**Airport :** 91 km

**Beach :** 2 km

**City :** 2 km

**Golf :** 8 km

Discover the charm of this beautiful luxury villa of 754 m<sup>2</sup> of constructed area, located on a plot of 1046 m<sup>2</sup> with two pedestrian and vehicle accesses, including one through the community area of the urbanization. Strategically located within walking distance of the beautiful beaches and the center of Moraira, this property offers an exceptional living experience.

#### VILLA DISTRIBUTION:

This villa, distributed over 3 floors, stands out for its modern design and intelligent distribution:

**GROUND FLOOR:** Large bright living room next to an open kitchen with island, a guest toilet and a bedroom with an en-suite bathroom. Outside, an impressive infinity pool, surrounded by a large terrace and barbecue area, creates a perfect environment for entertaining.

**UPPER FLOOR:** 3 spacious bedrooms, each with its own en-suite bathroom and a private balcony to enjoy the stunning views. Outside this floor is the garage, providing comfort and space for your vehicle.

**BASEMENT FLOOR:** It houses a generous 221 m<sup>2</sup> storage room, adding functionality and storage space.

#### FEATURED EXTRAS:

The villa is equipped with the best qualities and luxury amenities, including:

Technal carpentry with safety glass.

Full kitchen with Siemens appliances.

Complete bathrooms and taps from the prestigious Roca brand.

LED lighting.

Aerothermal system for hot water and underfloor heating.

Ducted air conditioning (hot and cold) throughout the house.

Solar panels.

Built-in wardrobes.

Electric shutters.

Interior alarm, pre-installation of exterior alarm and security cameras.

#### EXTERIORS AND ENERGY CLASSIFICATION:

Rectangular pool with overflow system.

Barbecue area.

Laundry.

Perfectly finished garden.

Automatic access doors.

Energy classification A.

South orientation.

This project is part of a small development made up of six modern homes, each with its own parking. Located on plot 4, this project offers a unique opportunity for those looking for a luxury residence in an exclusive and quiet environment.

Type: Villa

Bedrooms: 4

Town: Moraira

Bathrooms: 4

Toilets: 1

Rooms: 1

Views: Sea views

Dining rooms: 1

Land: 1,046 m<sup>2</sup>

Kitchen: With island

Useful area: 544 m<sup>2</sup>

Constructed area: 754 m<sup>2</sup>

Built in: 2023

Heating: Underfloor heating

Storage room: Yes

Private pool

Barbecue: Yes

Air conditioning: Hot/Cold

Open terrace: Yes

Covered terrace: Yes

Parking: Yes

Laundry: Yes

Garage: Yes

Distance to the sea: 3 km

Construction type: In project

Distance to city center: 3 km

Garden: Yes

Good access and infrastructure: Yes

Restaurants: 3 km