



<b>Sales type :</b>	New build	<b>swimming pool :</b>	infinity	<b>House area :</b>	411m <sup>2</sup>
<b>Year built :</b>	2022	<b>Garden :</b>	private garden	<b>Plot area :</b>	922m <sup>2</sup>
<b>Energy certificate :</b>	A	<b>Views :</b>	mountain & sea		
<b>Bedrooms :</b>	4	<b>Parking :</b>	private garage		
<b>Bathrooms :</b>	4				

New modern villa with sea views, very well located in a quiet neighbourhood just 2.5 km from the beaches and the centre of Moraira.

This lovely modern villa is divided into 3 floors.

On the main floor there is 1 bedroom with ensuite bathroom, guest toilet, kitchen and a spacious lounge which leads to the 48m<sup>2</sup> terraces and pool.

On the first floor there are 3 bedrooms each with its own bathroom and two terraces of 22m<sup>2</sup>.

In the semi-basement there is a large garage of 44m<sup>2</sup> and outside there is a carport and plenty of space to park several vehicles.

EXTRAS: Technal carpentry with safety glass, complete kitchen with Siemens electrical appliances, complete Roca brand bathrooms and taps, LED lights, aérothermal system for hot water and underfloor heating, air conditioning through ducts (cold and hot) throughout the house, solar panels, built-in wardrobes, electric blinds, interior alarm, pre-installation of exterior alarm and security cameras, infinity pool of 12x4.5m, barbecue area of 22m<sup>2</sup>, laundry room, finished garden with automatic irrigation, automatic gates