

## 4 bedroom Villa for sale in Fanadix (Moraira/Teulada), Alicante

1,725,000€



NEW BUILD VILLA IN MORAIRA WITH THE SEA VIEWS

New Build exceptional villa combining elegance, quality and panoramic sea views. Set on a plot of 977 m<sup>2</sup> with two pedestrian and vehicle accesses, including one through the communal area of the urbanisation, this property offers an exclusive lifestyle within walking distance to the beaches and the centre of Moraira.

The luxury villa is distributed over 3 floors, standing out for its impressive details and the best qualities:

**GROUND FLOOR:** Spacious light-flooded living room next to the open plan kitchen with island, a guest toilet and a bedroom with bathroom en suite. Outside, we find the dazzling infinity pool, surrounded by a large terrace and the barbecue area.

**TOP FLOOR:** 3 spacious bedrooms, each with its own en-suite bathroom, offering privacy and comfort.

**BASEMENT FLOOR:** Houses a double garage and laundry room, providing functional and practical space.

This villa comes equipped with the best amenities and high-end finishes, including:

Technical carpentry with safety glass; Fully fitted kitchen with Siemens appliances; Prestigious Roca brand bathrooms and taps; LED lighting; Aerothermal system for hot water and underfloor heating; Ducted air conditioning (hot and cold) throughout; Solar panels; Fitted wardrobes; Electric blinds; Interior alarm, pre-installation for exterior alarm and security cameras ; Automatic access gates; Energy classification A.

Rectangular swimming pool with overflow system of 48m<sup>2</sup> ; Barbecue area; ;Perfectly designed garden.

This project is part of an exclusive development comprising six modern homes, each with its own parking. Plot 1

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|--|--|---|
| 4 bedrooms   | 4 bathrooms  | 311m <sup>2</sup> Build size                                      |
| 977m <sup>2</sup> Plot size                            | <input checked="" type="checkbox"/> Garden                 | <input checked="" type="checkbox"/> Private pool                  |
| <input checked="" type="checkbox"/> Gated              | <input checked="" type="checkbox"/> Solarium: Yes          | <input checked="" type="checkbox"/> Views: Sea                    |
| <input checked="" type="checkbox"/> Near Schools       | <input checked="" type="checkbox"/> Near Commercial Center | <input checked="" type="checkbox"/> Under-Build / Basement        |
| <input checked="" type="checkbox"/> Double Bedrooms: 4 | <input checked="" type="checkbox"/> Location: Coastal      | <input checked="" type="checkbox"/> Air Conditioning: Yes         |
| <input checked="" type="checkbox"/> BBQ                | <input checked="" type="checkbox"/> Double Garage          | <input checked="" type="checkbox"/> Useable Build Space: 240 Msq. |
| <input checked="" type="checkbox"/> Beach: 1200 Meters | <input checked="" type="checkbox"/> Terrace: 240 Msq.      | <input checked="" type="checkbox"/> Number of Parking Spaces: 12  |



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