

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

1,650,000€



### NEW BUILD VILA IN MORAIRA

New Build villa in Moraira situated in the well known area of L'Andragó. It is only 350m from the Andragó cove and approximately 200m from the promenade next to the road that leads to Moraira and the various shops and restaurants, all very close by.

The house will be built with the high qualities. Living area, terraces and pergola are 680 m2.

It has 5 bedrooms, 4 bathrooms and two guest toilets. Modern kitchen with island all appliances, outdoor summer kitchen, large multipurpose basement, with the possibility of use as a gym, games room or even a separate flat. The basement is illuminated and ventilated through an English patio.






















The house, garden and swimming pool are all on the same level, so that the whole garden can be enjoyed.

Inside the plot there is a large pergola to park two cars. From the upper floor there are interesting sea views.

The house has an exquisite design, with many details in natural dry stone, as well as a lush garden.

#### Features:

- TV sockets in living room and all bedrooms. Provision for internet sockets.
- Forced ventilation system in the house with inlet and outlet points on the roof.
- Underfloor heating by means of Aeroterminia system (consisting of a high efficiency heat pump to supply both underfloor heating and domestic hot water).
- Water accumulator connected to the aerothermal system of 200 L.
- A.A. by semiconductors, with individual activation in each room.
- Exterior carpentry in lacquered aluminium, Technal brand. Thermal break, security glass + insulating chamber and solar control. Tilt and turn system in casement windows.

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|--|---|---|
|  5 bedrooms                  |  4 bathrooms                   |  404m <sup>2</sup> Build size    |
|  808m <sup>2</sup> Plot size |  Swimming Pool                 |  Private Pool                    |
|  Garden                      |  Gated                         |  Terrace: 235 Msq.               |
|  Solarium: Yes               |  Number of Parking Spaces: 2   |  Beach: 350 Meters               |
|  Views: Sea                  |  Near Schools                  |  Near Commercial Center          |
|  Location: Coastal           |  Useable Build Space: 202 Msq. |  Air Conditioning: Pre-Installed |
|  Under-Build / Basement      |  Double Bedrooms: 5            |  WC: 2                           |



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