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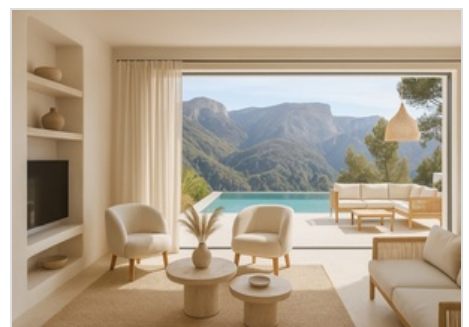
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3 bedroom Villa in Pedreguer

Pedreguer, Alicante, Spain

733.000 €

Ref: 774054



Bedrooms
3

Bathrooms
3

Build
200 m²

Plot
800 m²

Pool
Yes

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Description

Exclusive Villa on Monte Solana – Mediterranean Lifestyle with Sea Views This villa combines Mediterranean charm with modern living comfort. Spread over 200 m² of living space, it features bright, spacious rooms designed to create an open and inviting atmosphere. Seamless transitions between the living area, terrace, and private pool allow for relaxed living and stylish entertaining. The expansive outdoor areas invite you to enjoy the sun, tranquility, and stunning views of the mountains, valley, and sea. Located in a quiet, exclusive residential area of Monte Solana, the villa offers privacy, Mediterranean charm, and proximity to the coast. Shops, restaurants, and beaches are easily accessible, while the location also provides peaceful seclusion – ideal for a relaxed Ibiza-style lifestyle.

Highlights Detached villa with three bedrooms and three modern bathrooms 200 m² of living space on an 800 m² plot Private pool (6 x 3 m) with mosaic tiling and a technical room beneath the terrace 40 m² sun terrace and spacious garden areas Modern, contemporary design with Mediterranean flair Panoramic views of mountains, valley, and sea Central air conditioning for heating and cooling

Architecture The villa is constructed in high-quality solid build with reinforced concrete structure and meets the latest building and energy standards. Energy-efficient exterior walls with 6 cm insulation, thermally separated aluminum windows and doors in anthracite (RAL 7016), double glazing, and modern security locks ensure a comfortable living climate and top functionality. An advanced duct system distributes central air conditioning evenly throughout all rooms. Hot water is provided by an efficient electric heat pump with a large storage tank. The modern bathrooms are equipped with wall-mounted WCs, elegant sinks, and high-quality chrome or black fittings. Continuous ventilation in the kitchen and bathrooms, along with a low-voltage system, ensures a consistently pleasant indoor climate.

Outdoor Areas The generous plot offers private gardens, extensive terraces with glass railings, and a pool perfect for relaxation. The pool system includes a sand filter, integrated steps, and pre-installation for pool heating. A double carport completes the overall package. The open kitchen, featuring granite countertops and custom cabinetry, integrates seamlessly with the living area, while the bathrooms with spacious showers and high-quality tiles exude modern elegance. Premium materials, clean lines, and an architecturally appealing facade highlight the exclusive character of the property. This is a home where modern design, premium finishes, and Mediterranean flair come together in perfect harmony – offering comfort, exclusivity, and a lifestyle of the highest quality.





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