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## 4 bedroom Villa in Moraira

Moraira, Alicante, Spain

**1.670.000 €**

Ref: 775496



Bedrooms  
4

Bathrooms  
4

Build  
256 m<sup>2</sup>

Plot  
1009 m<sup>2</sup>

Pool  
Yes

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### Description

Stylish Villa with Infinity Pool near Ifach Golf Club

This impressive villa is located in a quiet and exclusive residential area in close proximity to the Ifach Golf Course in Benissa and enjoys direct views over the well-maintained green areas, which are just a few steps away. The property sits on a plot of approx. 1,009 m<sup>2</sup>, while the built area is around 256 m<sup>2</sup>. It combines high-quality design with an excellent location – ideal both for golf enthusiasts and for those seeking peace, privacy, and a Mediterranean lifestyle. The villa is distributed over two levels and offers a total of four bedrooms and four bathrooms. The spacious living and dining area is complemented by a modern open-plan kitchen, seamlessly integrated into the overall design, creating a bright and open living atmosphere. On the ground floor, there are two light-filled bedrooms, a stylish bathroom, a utility/laundry room, and a spacious garage with room for several vehicles. The upper floor hosts two additional bedrooms, including the master suite with en-suite bathroom, a guest toilet, and the main living area with an open kitchen, living, and dining space. The outdoor area invites relaxation with a covered terrace and pergola. The elegant infinity pool is the highlight of the exterior, offering the perfect setting to fully enjoy the Mediterranean climate. Generous terrace areas of approx. 91 m<sup>2</sup> provide various spaces for relaxation and outdoor living. Clean architectural lines, high-quality materials, and natural stone elements blend harmoniously into the green surroundings, emphasizing the villa's modern yet timeless character. Overall, this property combines elegance, comfort, and a high-end lifestyle at the highest level.

**FEATURES**

- Spacious living and dining area with open-plan kitchen
- High-end designer kitchen with branded appliances
- Aluminium windows with double glazing
- Electric shutters in the bedrooms
- Built-in wardrobes and white interior doors
- Infinity pool (approx. 42 m<sup>2</sup> water surface)
- Multiple terrace areas (approx. 91 m<sup>2</sup> + covered + pergola)
- Mediterranean garden with automatic irrigation
- Parking area (approx. 260 m<sup>2</sup>) and modern entrance gate with video system

**TECHNICAL FEATURES**

- Underfloor heating with heat pump (aerothermal system)
- Central air conditioning with duct system in all rooms
- Controlled mechanical ventilation with heat recovery
- Electrical installation 13.5 kW, 6 circuits
- TV and telephone connections in all rooms
- Roof antenna system
- Smart home-ready electrical installation
- Domestic hot water via aerothermal system
- Modern plumbing and electrical installations

**QUALITY / CONSTRUCTION**

- Reinforced concrete structure according to structural calculations & soil report
- High-quality thermal insulation (10 cm XPS in exterior walls)
- Excellent thermal and acoustic insulation throughout the property
- Flat roof with EPDM waterproofing (FIRESTONE)
- Multi-layer façade with natural stone and plaster system
- Interior walls in brick with smooth plaster finish
- High-quality aluminium windows with thermal break
- Armoured security entrance door with triple locking system





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