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0034 666 271 461

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## 4 bedroom Villa in Moraira

Moraira, Alicante, Spain

1.675.000 €

Ref: 779082



Bedrooms  
4

Bathrooms  
5

Build  
605 m<sup>2</sup>

Plot  
1045 m<sup>2</sup>

Pool  
Yes

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### Description

Contemporary Design villa for sale in La Sabatera MorairaA project for an exceptional villa for sale in Moraira's La Sabatera, just 1.4 km from the vibrant town centre offering an array of amenities and access to the Costa Blanca's finest beaches. This modern designer villa boasts captivating sea views, ample sunshine from its southeast orientation, and tranquillity in a traffic-free street. Set on a generous plot of 1,045 m<sup>2</sup>, the villa spans 605 m<sup>2</sup> across two floors plus a basement. Accessed through the upper floor, you are greeted by an elegant entrance hall leading to three spacious bedrooms (25 m<sup>2</sup>, 12 m<sup>2</sup>, and 12 m<sup>2</sup>), each with an en-suite bathroom and private terraces. Additionally, this floor features a private 28 m<sup>2</sup> garage with direct access to the house and ample outdoor parking spaces. The main floor and basement are accessed via a stunning designer staircase. On the main floor, discover a grand hall, a sizable 25 m<sup>2</sup> bedroom with an en-suite bathroom and dressing area, a guest toilet, a laundry room, a pantry, and a magnificent open-plan kitchen, dining, and living area totalling 60 m<sup>2</sup> with an island. Step out onto the fabulous 50 m<sup>2</sup> porch with an integrated barbecue area, seamlessly connected to a wonderful 115 m<sup>2</sup> outdoor terrace featuring a 47 m<sup>2</sup> rectangular infinity swimming pool. The basement floor presents an open space of 221 m<sup>2</sup>, currently used as a storage room but offering endless possibilities for expansion, such as a gym, cinema room, games room, or wine cellar. This avant-garde design villa stands out for its large windows enhancing luminosity, as well as its qualities and finishes in natural stone crafted in an artisanal way, both on the facade and inside the property. It boasts the highest energy efficiency rating (class A) and is equipped with underfloor heating powered by an arothermal system for maximum efficiency and minimum consumption, ducted air conditioning, home automation, Technal exterior carpentry with intelligent glass and automatic blinds, mosquito nets, designer interior carpentry, a fully equipped designer kitchen with high-end appliances, designer glass railings, luxury bathrooms with screens and accessories by Roca, an alarm system, LED lighting, and a beautiful low-maintenance Mediterranean garden with automatic irrigation system. Don't miss the opportunity to make this luxurious villa your sanctuary. Contact us today to seize this opportunity and embrace the epitome of luxury living in Moraira!





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