



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 3

**House area :** 300 m<sup>2</sup>

**Plot area :** 800 m<sup>2</sup>

**\*\*Elegant 300m<sup>2</sup> Villa Constructed in 2001 – Two-Level Layout\*\***This immaculately presented villa spans two levels, offering expansive living spaces and premium finishes throughout. The upper level features a grand entrance hall, a spacious living area with an open fireplace, and a modern kitchen complete with a breakfast bar. The dining area boasts floor-to-ceiling south-facing glazing, providing panoramic views of the valley and sea. The master suite includes a walk-in dressing room and an en-suite shower room with dual basins. A secondary double bedroom and a generously proportioned bathroom complete the upper level. The lower level grants access via double patio doors to a versatile living/dining area with an American-style kitchen. The third double bedroom includes an en-suite shower room and direct access to the pool terrace. An additional fourth double bedroom and a sizable storage space (with conversion potential) are also situated on this level. Set within a securely gated 850m<sup>2</sup> plot, the property is approached via a paved driveway leading to an automated garage with a rooftop terrace. Landscaped gardens feature lush lawn areas, Mediterranean planting, and mature palm trees, supported by an automated irrigation system and exterior lighting. The swimming pool incorporates Roman steps, a natural stone beach entry, and a waterfall feature, complemented by an outdoor shower. Additional amenities include: - Comprehensive alarm system - Tilt-and-turn security windows with mosquito screens and roller blinds - Air conditioning (master bedroom) - Underfloor central heating - Satellite TV connectivity - Pre-wiring for B&O audio system This exceptional residence combines luxury, functionality, and security within a prime location.



