



#59514 / Moraira\_Teulada / Alicante / Spain

## Description

Charming Luxury Villa in Moraira

This magnificent villa, with the best qualities and within walking distance of the beautiful beaches and the center of Moraira, offers an exceptional lifestyle. Distributed over 3 floors, every detail has been carefully designed to ensure maximum comfort and elegance.

Interior layout:

On the first floor (147.30m<sup>2</sup>), there is a spacious and bright living room integrated with an open kitchen, equipped with an impressive kitchen island. In addition, there is a guest toilet and a bedroom with en suite bathroom. Outside, there is a lovely swimming pool and a barbecue area, ideal for outdoor gatherings.

Upstairs (133.65m<sup>2</sup>), there are three spacious bedrooms, each with its own en-suite bathroom, offering an oasis of comfort and privacy.

Finally, the basement floor houses a large double garage and a practical laundry room, adding functionality and comfort to the home.

Extraordinary Features:

The villa has top quality details, such as Technal carpentry with safety glass, a full kitchen equipped with Siemens appliances, complete bathrooms with Roca brand faucets, LED lighting, aérothermal system for hot water and underfloor heating, ducted air conditioning throughout the house, solar panels, fitted closets, electric shutters, interior alarm, pre-installation of exterior alarm and security cameras.

The rectangular swimming pool of 12x4.5 meters, with overflow system, along with a large barbecue area of 22m<sup>2</sup> and an exquisitely manicured garden, provide the perfect setting to enjoy unforgettable moments outdoors. In addition, automatic access gates guarantee comfort and security.

With an A energy rating and a south orientation, this villa offers energy efficiency and a cozy atmosphere all year round.

Discover luxury and comfort in this charming villa in Moraira and make your dreams of a perfect home come true. Contact us today for more information about this stunning property!