



**Property type :** Villa

**Location :** Moraira

**Area :** Marina Alta

**Bedrooms :** 6

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain View

**Parking :** 3 cars

**House area :** 2264,10 m<sup>2</sup>

**Plot area :** 2896 m<sup>2</sup>

**Airport :** 94 km

**Beach :** 1 km

**City :** 4 km

**Golf :** 14 km

- ✓ Terrace
- ✓ Solarium
- ✓ Airconditioning

- ✓ Alarm system
- ✓ White goods

- ✓ Utility room
- ✓ Dressing room

## DESCRIPTION

Modern luxury villa in the area of l'Andragó on the coast of Moraira, the location allows views of the Mediterranean Sea.

House consists of three floors with 6 bedrooms, 6 bathrooms, 2 toilets, and an infinity pool with garden and private parking.

Semi-basement floor: There is a hall as a hall (01), a games room that is can be equipped with a ping pong table and pool table (02), a toilet to equip that floor (03), a garage for up to 6 cars (04), two facilities rooms for use pantry or storage room (05, 06), a small living room to equip the two quiet rooms with the possibility of connecting a TV (07), two bedrooms in suite with its integrated bathrooms and built-in wardrobes (08, 09, 10, 11), on this floor There is also a gym (12) of approximately 100m2. and a storage room of 76.81m2 (13).

Ground floor: We enter through a large hall (01) to the main floor, and through a distributor (02) We arrive at the guest toilet on the floor (03) and arrive at a large en-suite bedroom with dressing room and interior bathroom with shower and bathtub (04, 05). On this floor there is also a kitchen (06) with a large central island and pantry (07) and laundry (08). Following the route natural of the house we find a large living room (09) and dining room (10).

First floor: This floor is entered through a distributor (01), which gives access on its part right going up the stairs to a dressing room (02), living room (03) to provide the bedroom 02 and bedroom 03 with rest room and TV. Finally, we find two bedrooms with built-in wardrobes and interior bathrooms (04, 05, 06, 07). Going up the stairs, on the side On the left we find the master bedroom (08) with a large dressing room with island central (09) and bathroom integrated into the room (10).

Features: Blank house with traditional Ibizan style plastering and carpentry textured aluminum Mars color, automatic blinds in the bedrooms, heating underfloor heating with heat pump, mains electricity in addition to the installation of additional solar energy in accordance with current regulations, installation of air conditioning and built-in wardrobes.

Location: 1.2 km from l'Andragó cove, 1.9 km from Platgetes beach and 2.2 km from Ampolla beach and 3 km from Moraira town and the commercial area.

## PROPERTY DETAIL

- Type of work: New construction
- Property type: House / Chalet
- Type of operation: Sale
- Province: Alicante
- Population: Moraira
- Area: Lándragó
- Orientation: South-East
- Floors: 3
- Bedrooms: 6
- Bathrooms: 6
- Toilet: 2
- Energy certification: in process
- Built Area: 2,264.10 m2
- Plot Area: 2,896.00 m2
- Kitchen: Open 37.90
- Living room area: 62.50
- Retaining walls: Yes, in natural stone
- Access ramp: Yes, in printed concrete
- Views: to the sea
- Pre-installation of solar panels
- Pool: Private – Overflowing
- Type of Heating: Heat pump – Central with underfloor heating
- Cooling: ducted air conditioning
- Water heater: Heat pump
- Private garden
- Parking: Yes
- Floor of the property: Rectified porcelain stoneware
- Storage room: Yes
- Security door: Yes
- Laundry: Yes
- Built-in wardrobes: Yes
- Double glazing: Yes
- Cinema room: yes
- Gym: yes
- Elevator: yes