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Ref: 1837 Price: 1,750,000€



- ⟨ Villa
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- 553m² Build Size
- 2,150m² Plot Size

This luxury 5 bedroom, 5 bathroom villa is currently under construction, using top-quality materials and finishes.

It sits on an elevated and very private plot close to Moraria and, being completely secluded, this villa is not overlooked by any other property.

Along with amenities such as shops, bars and restaurants, the beach is within 10 minutes' walk.

Minutes walk.
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Along with amenities such as shops, bars and restaurants, the beach is within 10 minutes' walk.

The villa offers panoramic views of the countryside and spans three floors, complete with a swimming pool that includes a beach area and beautifully landscaped garden sections.

With a total constructed 553m2 is 395m2 dedicated area there to living space and terrace.

The green area situated directly behind the building plot, and connected to it, is included in the sale, resulting in a total land area of 2150 square meters, which is rare in this exclusive region of Moraira. & #13; & #13; While this area may be used as a private garden, it cannot be developed.

The villa includes the features:

A main entrance accessible via a pedestrian gate or an electrically operated vehicle gate leading to a spacious driveway with parking and a striking hardwood entrance door.

Main Floor: Upon entering the through the front entrance, one will find an hallway with impressive glass doors that lead entrance courtyard.

To the left, there is a generously sized open-plan living and kitchen area.

The cost of the project includes a fully fitted luxury kitchen with an island, equipped with electrical appliances from renowned suppliers such as Neff, Siemens, and Bora.

Creativ Kitchens of Moraira will provide the kitchen.

The lounge area is flooded with natural light numerous windows and provides direct access to the internal courtyard ceiling Naya. & #13; & #13; Additionally, the lounge boasts feature with concealed **LED** а lighting.

On the right-hand side, there are three ground-floor bedroom suites that offer walk-through wardrobes and private bathrooms with showers.

All three of these bedrooms provide direct private access to the garden areas.

 Also located in this area is the guest toilet.

The villa features access to a lift and staircases with glass balustrades that provide to the entire villa, including first floor easy access the and basement.

Upper Floor: This level boasts a luxurious master bedroom suite, complete with a walk-in wardrobe and a bathroom featuring a freestanding bath and a separate rain shower.

This offers bedroom also access to а private terrace.

Additionally, there is another bedroom on this floor that includes built-in wardrobes. private bathroom with а rain shower, and access to private terrace.

A second lounge area on this level provides access to a generously sized terrace. & #13; & #13; & #13; & #13; The villa features a semi-enclosed open courtyard that leads to a an outdoor kitchen and Nava with preinstallation for directly to the pool.

Basement: Here is the garage and a multipurpose room that could serve as a gym, cinema room, office or even a bodega.

The garage, accessible from the road through a double-size electrically operated door, provides space for four cars and extensive storage areas.

From the garage, the villa can be accessed via both an internal staircase to the ground floor and a passenger lift serving the ground and first floors.

Outside: The garden will be fully landscaped with native trees and plants, and a computer-controlled irrigation system will be installed.

Weating, ventilation and air conditioning is provided by the following systems:

W13;Underfloor heating with individual control for each room, powered by air source heat pump

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A mechanical ventilation and heat recovery<mark>Vs∤stemvp1େହମ</mark>ଣ mar filtered airflow throughout the villa with timed control to ensure damp free conditions when the home is