



**Bedrooms: 4**  
**Bathrooms: 3**  
**Build: 276m<sup>2</sup>**  
**Plot: 865m<sup>2</sup>**

- ✓ Energy Rating: D
- ✓ Pool: Private
- ✓ View: Open and sea views

This immaculate luxury villa is located in the Pinar de l'Advocat area of Moraira, just 2.3km to the beaches and town centre. The villa is located in a quiet residential cul-de-sac and there are two vehicle entrances, one is a large gravelled area and the other is a parking area for four cars with a garage. From the parking area there are just three steps up to the main entrance, you enter into a large and inviting open plan living room divided into kitchen, dining and relaxing areas. The stunning, top quality, kitchen consists of light wood units and a large anthracite island with a matt black granite worktop incorporating a space for two stools, the kitchen includes integrated fridge, integrated freezer, integrated dishwasher, induction hob and stainless steel oven, coffee machine and warming drawer. At the far end of the room, which is bathed in light, there is a large dining area with sea views and access to an outside terrace and the technical room. The rest of this large area is for relaxing and socialising with comfortable chairs and a wood burner for the winter evenings. Off the living room you will find the first bedroom which is situated next to a stunning house shower room with walk-in shower. Down the staircase in...