



**4 Bedrooms**



**3 Bathrooms**



**258m<sup>2</sup> Living Area.**



**809m<sup>2</sup> Plot Size.**

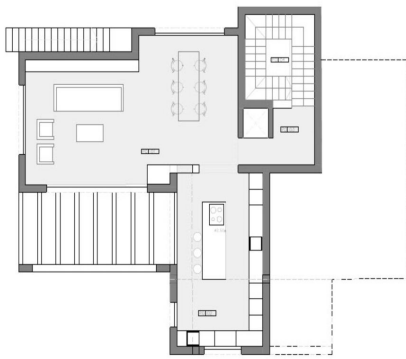


**Yes**

**1,295,000 EUR**

## DESCRIPTION

New build, south-west facing villa for sale in the Paichi area of Moraira, with beautiful SEA & MOUNTAIN VIEWS. Quietly located at the end of a cul-de-sac. The villa is spread over 3 floors, connected by an elevator and an internal staircase - from each floor there is a beautiful view of the sea. On the ground floor: living room; open kitchen, with access to the terrace and swimming pool. On the first floor: 3 bedrooms, one with a walk-in wardrobe and en-suite; family bathroom. On the top floor; master bedroom, with walk-in closet and en-suite bathroom. Externally: summer kitchen/barbecue; poolside shower and toilet; infinity pool; fully landscaped Mediterranean garden. In addition: underfloor heating; ducted air conditioning; elevator; fully equipped kitchen; high-quality aluminum doors and windows. ☐Extras included:&# ... (enquire for further details)



Superficie de parcela	809,00 m <sup>2</sup>
Edificabilidad según P. G.	0,319 m <sup>2</sup> /m <sup>2</sup>
Edificabilidad máxima	258,07 m <sup>2</sup>
Edificabilidad en proyecto	251,40 m <sup>2</sup>

Superficie de parcela	809,00 m <sup>2</sup>
Ocupación según P. G.	25%
Ocupación máxima	202,25 m <sup>2</sup>
Ocupación en proyecto	151,06 m <sup>2</sup>

	SUP. CONSTRUIDAS	SUP. COMPUTABLES
PLANTA SEMISÓTANO	104,27 m <sup>2</sup>	104,27 m <sup>2</sup>
PLANTA BAJA	92,95 m <sup>2</sup>	92,95 m <sup>2</sup>
PLANTA PRIMERA	54,18 m <sup>2</sup>	54,18 m <sup>2</sup>
PÉRGOLA PL. SEMISÓTANO	19,58 m <sup>2</sup>	—
PÉRGOLA PLANTA BAJA	16,49 m <sup>2</sup>	—
TERRAZA PISCINA	97,57 m <sup>2</sup>	—
PISCINA	51,94 m <sup>2</sup>	—
<b>TOTAL</b>	<b>303,34 m<sup>2</sup></b>	<b>251,40 m<sup>2</sup></b>

SUP. ÚTILES PLANTA SEMISÓTANO	
P0.01	44,77m <sup>2</sup>
P0.02	24,69m <sup>2</sup>
P0.03	6,83m <sup>2</sup>
P0.04	9,77m <sup>2</sup>
<b>TOTAL</b>	<b>86,06m<sup>2</sup></b>