



## listing



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | BoCasa  |
| Όνομα εταιρείας:  |   |
| Χώρα:             | Spain   |
| Experience since: |   |
| Τύπος υπηρεσίας:  | Selling a Property                                |
| Specialties:      | Buyer's Agent, Listing Agent                      |
| Property Type:    | Apartments, Houses, Other                         |
| Τηλέφωνο:         | +34 (637) 148-358                                 |
| Languages:        | Dutch, English                                    |
| Site:             | <a href="https://bocasa.nl">https://bocasa.nl</a> |

### Στοιχεία καταχώρησης

|              |                  |
|--------------|------------------|
| Ακίνητο για: | Πώληση           |
| Τιμή:        | USD 2,557,133.42 |

### Τοποθεσία

|               |                    |
|---------------|--------------------|
| Χώρα:         | Spain              |
| Διεύθυνση:    | Pinar de L'Advocat |
| Δημοσιεύθηκε: | 20/05/2026         |

### Περιγραφή:

Turnkey Luxury Villa with Sea Views Walking Distance to Moraira Centre and Beach

Situated in the highly desirable area of Pinar del Advocat - Cometa in Moraira, this exceptional turnkey villa perfectly combines contemporary luxury, Mediterranean elegance, and an unbeatable location within walking distance of both the beach and the town centre.

Built in 2023 and finished to the highest standards, the property offers 256 m<sup>2</sup> of living space on an 895 m<sup>2</sup> plot. Designed for modern Mediterranean living, it enjoys sea views, abundant natural light, and seamless indoor-outdoor flow throughout.

The villa features a bright open-plan living and dining area with huge floor-to-ceiling windows that open directly onto spacious terraces and the swimming pool area. The modern designer kitchen integrates perfectly into the living space and is complemented by a separate laundry room and guest toilet.

There are four spacious bedrooms and three elegant bathrooms, including a stylish master bathroom with bathtub. All rooms are designed for comfort, light, and privacy.

Outdoor living is a key highlight, with a large terrace area ideal for dining, lounging, and entertaining.

The swimming pool features an automatic cover, and there is a pre-installed barbecue area ready for an outdoor kitchen setup. The Mediterranean garden is low-maintenance and beautifully landscaped, enhancing the sense of privacy and relaxation.

Additional features include ducted air conditioning, underfloor heating, electric shutters, electric entrance



gate, pedestrian gate, and a rare large garage with space for up to four cars.

Key Features:

- Walking distance to Moraira centre and beach
- Built in 2023 – turnkey condition
- Sea views and excellent location
- 256 m<sup>2</sup> built on an 895 m<sup>2</sup> plot
- 4 bedrooms and 3 bathrooms
- Large open-plan living with floor-to-ceiling windows
- Swimming pool with automatic cover
- Pre-installed barbecue area
- Ducted air conditioning and underfloor heating
- Electric shutters and electric gates
- Large 4-car garage

This outstanding villa offers a perfect combination of luxury, comfort, and location in one of Moraira's most desirable areas.

## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 4       |
| Μπάνια:                       | 3       |
| Τελειωμένα τετραγωνικά πόδια: | 256 τ.μ |
| Μέγεθος αυλής:                | 895 τ.μ |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

|           |            |
|-----------|------------|
| IMLIX ID: | BC02-84222 |
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