



# KAZA

EXCLUSIVA



## VILLA ILONKA

1,495,000€

Moraira, Costa Blanca - Ref: 5294

### Details

5 Bedrooms

Parking: Garage for several cars

1867m<sup>2</sup> Plot area

3 Bathrooms

Orientation: South

489m<sup>2</sup> House area

1 Lounges

Views: Green environment

1 Dining rooms

### Options

✓ Wine cellar

✓ Laundry room

✓ Summer kitchen

✓ Video security

✓ Barbecue

✓ Garage

✓ Terrace

✓ White goods

✓ Dressing room

✓ Airconditioning





## Villa in Moraira - Resale

Comfortable and modern villa with private pool just 400 meters from the sea and the beach. Shops and restaurants are a very short distance away and can be reached on foot and Moraira town center is also close by.

The villa is located on a large flat plot of 1,867 m<sup>2</sup> and has a built area of 489 m<sup>2</sup>. It is a relaxing place in the middle of a pine forest and between vineyards. In short, a green oasis by the sea.

The ground floor has an area of 240 m<sup>2</sup> and consists of an entrance hall, a spacious double height living room, a dining room with access to two covered terraces, a large kitchen. Furthermore, on this level we also find the master bedroom with en-suite bathroom and double dressing room, a bedroom with 3 beds, another bedroom with a double bed and a complete bathroom. All rooms have hot and cold air conditioning and infrared heating in the living room.

The upper floor is 60 m<sup>2</sup> and consists of an office with sofa, a bedroom with shower room and air conditioning, a solarium terrace and a balcony.

Finally, there is a basement of 189 m<sup>2</sup>. Here we find a very spacious bedroom, a wine cellar, a guest toilet, a laundry room, the technical room, a room suitable as a gym and a garage for two cars plus motorcycles or jet skis.

☒ Outside we find a swimming pool of 10x3.5 and a smaller pool of 1.80x3.5 with a jet trimmer and can be heated with solar panels. Furthermore, there are 2 verandas, one overlooking the pool and the other overlooking the rooms, an outdoor kitchen with sink and barbecue, a large parking space, an automatic gate and a garage door with intercom and video camera. In addition, there is a well for irrigation of the garden and swimming pool with an osmosis system to purify the water and make it drinkable.