

Villa for sale

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**Price:** €1,450,000

**Bedrooms:** 4

**Bathrooms:** 4

**M2 Living:** 425<sup>2</sup>
**M2 Plot:** 860<sup>2</sup>
**M2 Terrace:** -

**Address:** Moraira, Alicante

The villa has been designed by Ramon Gandia Brull architectural studio and is one of the best examples of contemporary Mediterranean architecture creating an abundance of geometry, light and space. VIEW\_In every room, the entrance of light has been optimized to maximize the comfort. The huge windows of the lounge have nice views of the pool and landscaped garden. All the villas have been designed to obtain the maximum privacy in the villa, pool and garden areas. Night illumination, designed by Ramon Gandia Brull Arquitectos, includes exterior and interior lights, perfectly integrated into the project aesthetics.

ACOUSTICS\_The acoustic isolation of the windows, interior and exterior walls have been specifically studied to avoid sound transmission from the outside and from one room to another. \* 860,08 m2 plot \* 426,30 m2 construction \* 4 double bedrooms all with en-suite \* 2 cloakrooms (1 exterior) \* basement \* hot and cold air conditioning \* under floor heating \* cinema room \* fully equipped kitchen with white goods \* intelligent alarm system \* private landscaped garden \* bbq area \* huge infinity pool \* pool side chill-out zone \* two car garage and storage room \* illuminated grounds \* elevator \* huge covered and open terraces Villa Nika is located on a raised plot with wonderful open sea views and within easy reach of the beautiful Mediterranean town of Moraira on the Costa Blanca. Less than 15 minutes drive away from Calpe and approximately one hour away from Valencia, the area combines the calm feeling of a fishing village with the cultural plans offered by the big cities. The climate in Moraira is sunny but temperate with more than 300 days of sunshine per year with average temperatures of 27C in the summer and 17C in the winter, which favours the practice of open-air sports which has filled the area with Golf Courses, Tennis Courts, Walking/ Hiking Routes and Nautical Clubs. The villa is very close to the Mediterranean Coastline and only a short walk to the town centre which offers many choices of, bars, restaurants and local shops.