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# New Build Villa Andrago

**Moraira_ Teulada** , **Alicante Alicante** , **Costa Blanca**



# €1,650,000

**inc. of agency fees**

**5** Beds          **142** sqm

New Build Villa Andrago for sale on Costa Blanca.

## At a Glance

| | | | | | |
|---|---|---|---|---|---|
| **Reference** | MSH-CA103807 | **Near to** | Alicante | **Price** | €1,650,000 |
| **Bed** | 5 | **Pool** | Yes | **Hab.Space** | 142 sqm |
| | | | | **Land Tax** | N/A |

## Property Description

New Build Villa Andrago for sale on Costa Blanca.

NEW BUILD VILLA IN MORAIRA

Brand new villa in Moraira located in the well-known area of L'Andragó. It is only 350 m from the cove of Andragó and about 200 m from the promenade, next to the road that leads to Moraira and the various shops and restaurants, all very close.

The house will be built with great qualities. The living area, terraces and pergola represent 680 m2.

It has 5 bedrooms, 4 bathrooms and two guest toilets. Modern kitchen with island and all appliances, outdoor summer kitchen, large multipurpose basement, with the possibility of using it as a gym, games room or even a separate apartment. The basement is lit and ventilated by an English patio.

The house, garden and pool are all on one level, making it possible to enjoy the entire garden. Inside the grounds, a large pergola allows two cars to be parked. The upper floor offers interesting views of the sea.

The house has an exquisite design, with many natural dry stone details, as well as a lush garden.

Characteristics:

- TV sockets in the living room and in all bedrooms. Sockets for the internet.

- Forced ventilation system in the house with entry and exit points on the roof.

- Underfloor heating by means of the Aerotermia system (consisting of a high-efficiency heat pump to provide both underfloor heating and domestic hot water).

- Water accumulator connected to the 200 L aerothermal system.

- Semiconductor A.A., with individual activation in each room.

- Exterior joinery in lacquered aluminum, Technal brand. Thermal break, safety glass + insulating chamber and solar control. Tilt-and-turn system for casement windows.

- Modern kitchen with laminated or lacquered doors, drawer units with closing brakes, porcelain tiled bench, including the layout of the space between the bench and the wall cupboards.

- Electrical appliances included: oven, microwave, ceramic hob, extractor hood, refrigerator and dishwasher of Bosch brand or similar.

- Bathroom taps: wall-hung toilets from Roca or Villeroy & Bosch. Washbasins with recessed

wall units, with mirror and wall light.

- Interior carpentry: smooth white lacquered doors with concealed hinges and magnetic lock.

- Wardrobes in the bedrooms with lacquered or lacquered glass doors. Including interior module in textile finish with shelf and hanging rail.

- Swimming pool with 40 m2 of water, internal staircase, underwater LED spotlights. Filter, pump, electrical panel and pre-installation for heating included. Interior mosaic finish.

- Garden with automatic watering system. Includes different types of plants and shrubs. The entire surface of the garden will be covered with gravel with a geotextile net underneath to prevent weeds.

- Intercom and gate for pedestrians in the street.

- Purification system by connection to the general sewer network.

- Ten-year insurance.

Details

The expected completion date is June 2025.

## Summary

| | |
|---|---|
| Property type: | Modern Villa |
| Bedrooms: | 5 |
| Price | €1,650,000 |

## Key Information

| | |
|---|---|
| Internal Area: | 142 sqm |
| Has a Garden | Yes |
| Swimming Pool? | Yes |

## Location: Costa Blanca

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