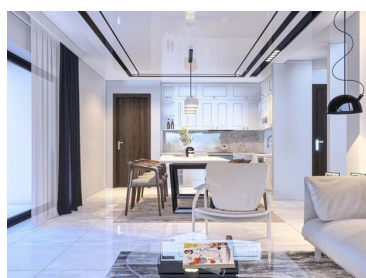




## Pedreguer - Villa



**3** Bedrooms  
**2** Bathrooms  
**135** Area (m<sup>2</sup>)  
**300** Land Area (m<sup>2</sup>)  
**Swimming Pool**

**499 000 €**  
(EUR €)

## Luxury villas with sea views in Pedreguer

Welcome to an exclusive collection of luxury villas located in the picturesque town of Pedreguer. These exquisite properties offer breathtaking sea views and are designed with the utmost attention to detail, combining modern elegance with unparalleled comfort.

### Property Overview

Location: Pedreguer, Alicante

Plot Size: 300 m<sup>2</sup>

Living Area & Porch: 114.09 m<sup>2</sup>

Swimming Pool: 6 x 3 meters with preinstallation for heating

Car Port: Double

Gardens: Landscaped

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**AMI 010203**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Exterior Features:

**Swimming Pool:** Each villa features a private 6 x 3 meter swimming pool, complete with preinstallation for pool heating. Glass railings on the pool terraces provide unobstructed views of the stunning surroundings.

**Double Car Port:** Ample parking space for two vehicles, ensuring convenience and security.

**Landscaped Gardens:** Beautifully landscaped gardens surround each villa, creating a serene and inviting outdoor space for relaxation and entertainment.

## Interior Features:

**Living Space:** The villas offer a spacious living area and porch totaling 114.09 m<sup>2</sup>, designed for seamless indoor-outdoor living.

**External Carpentry:** Model Cortizo 60-4200 in RAL7016 color, featuring UV-protected glass (minimum 4/6/4) for enhanced durability and energy efficiency.

**Interior Carpentry:** Solid wood doors in white, complemented by brushed steel handles, providing a sleek and modern finish.

**Wardrobes:** Fitted with Swish brake system wardrobe doors, ensuring smooth and silent operation.

**Ceilings:** False ceilings with curtain recesses in bedrooms and lounge areas, adding a touch of sophistication.

**Climate Control:** Ducted air conditioning and heating powered by a Panasonic reverse heat pump, guaranteeing year-round comfort.

## Finishes and Fittings:

**Flooring and Tiling:** Modern ceramic tiles adorn the floors and bathroom walls, offering both style and practicality.

**Kitchen:** Fully equipped with wall and floor units featuring granite countertops, combining functionality with luxury.

**Bathrooms:** High-quality sanitary ware including floating WCs, vanity units, modern shower bases, and mixer taps available in black or chrome finishes.

**Façade:** A mix of tiled and plastered surfaces, creating a contemporary and aesthetically pleasing exterior.

## Location Highlights:

**Stunning Sea Views:** Each villa is strategically positioned to offer panoramic sea views, providing a tranquil and picturesque setting.

**Proximity to Amenities:** Conveniently located near shops, restaurants, and recreational facilities, ensuring all your needs are within easy reach.

**Transport Links:** Excellent connectivity to major highways and public transport, making it easy to

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explore the surrounding areas.

These luxury villas in Pedreguer are the perfect blend of modern design, premium materials, and outstanding location.

Whether you are seeking a permanent residence or a vacation home, this collection offers an unparalleled opportunity to experience the best of coastal living.

For more information or to arrange a viewing, please contact us today.

## Property Features

- Heating
- Pool
- Garden
- Views: Sea views, Mountain views, Urbanization view
- Quiet Location
- Energetic certification: In process
- Fitted wardrobes
- Proximity: Mountain, Beach, Golf course, Shopping, Restaurants, Hospital, Playground
- Terrace
- Double glazing
- Parking space

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