



# Villa for sale in Pedreguer

529,000 €

Reference: 8185PED Bedrooms: 3 Bathrooms: 2 Plot Size: 300m<sup>2</sup> Build Size: 132m<sup>2</sup>





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## Marina Alta, Pedreguer

Discover the modern villa of your dreams in Monte Solana, Pedreguer. This beautiful property stands out for its contemporary design and magnificent panoramic views of the surrounding area, offering a peaceful and exclusive setting.

Upon entering the villa, you are greeted by a spacious living-dining room that blends seamlessly with an open-plan kitchen, equipped with wall and base units with granite worktops, ideal for lovers of cooking and family life. The house has three spacious bedrooms, perfect for offering comfort and privacy to residents, and two elegantly designed bathrooms with modern ceramic tiles on the floors and walls.

On the 300 m<sup>2</sup> plot there is a spectacular 6 x 3 metre swimming pool, with pre-installation for heating, so you can enjoy a swim at any time of the year. The terraces next to the pool are protected by elegant glass railings and offer a safe and stylish space to relax and admire the landscape.

The exterior of the villa is completed by beautifully designed gardens and a double garage, offering ample space to park your car comfortably. The façade of the property combines a tiled and plastered finish, giving it a modern and attractive look.

In terms of technical specifications, the villa is equipped with minimum 4/6/4 UV protection glass, ensuring natural light without compromising your well-being. The white solid wood interior, with brushed steel handles, adds a touch of elegance to every corner of the house. In addition, the rotating brake system on the wardrobe doors ensures smooth and silent operation.

Climate control is guaranteed thanks to a ducted air conditioning and heating system, powered by a Panasonic reverse heat pump, which ensures an ideal temperature all year round. The bathrooms are equipped with modern sanitary ware, including wall-hung toilets, bathroom furniture, contemporary shower trays and black or chrome taps, with functionality and style in every detail.

Don't miss the opportunity to live in this extraordinary villa in Monte Solana, where luxury and comfort come together to offer you a unique living experience.

Already under construction (summer 2025). Contact us for more information and to arrange a viewing!



## Features:

Double Glazing

Electricity

pool

Intercom

Automatic irrigation

Central heating

Carport

Patio

Water

terrace

air conditioning

garden

Built-in cabinets