

## villa for sale L'advocat, Alacantí



Dream Villa with Sea View in Exclusive Location and Infinity Pool Located in the sought-after urbanisation of Monte Solana in Pedreguer, this stunning villa harmoniously combines rustic Ibiza-style architecture with modern design elements, creating an elegant living atmosphere. Set on a generous 1,272 m<sup>2</sup> plot, the property offers a high level of privacy, tranquility, and impressive views of the Mediterranean Sea. With a constructed area of approximately 159 m<sup>2</sup>, the villa features an open and well-designed floor plan. The bright living area with an integrated kitchen forms the heart of the home and flows seamlessly into the dining space. Large windows ensure plenty of natural light and create a smooth connection between indoor and outdoor living areas. High-quality natural materials and a subtle colour palette emphasize the sense of space, light, and comfort. A spacious 53 m<sup>2</sup> terrace invites you to fully enjoy the Mediterranean climate. The outdoor area features a stylish infinity pool overlooking the horizon, complemented by multiple terrace spaces and a wooden pergola – ideal for relaxing outdoors. This property combines modern living comfort with Mediterranean lifestyle and is perfect for those seeking exclusivity and relaxation in a prime location. The exterior walls consist of a multi-layer construction with brickwork, thermal insulation, and a plaster system. Interior walls are plastered, while bathrooms are fully tiled. The flat roof is designed as both accessible and non-accessible, with waterproofing, insulation, and slope formation. Windows are made of aluminium with double glazing, complemented by electric shutters in the bedrooms. The entrance door is a security door, while interior spaces feature lacquered doors and built-in wardrobes. The interiors are finished to a high standard, including a modern kitchen, stylish bathrooms, and full technical installations. The outdoor area includes landscaped gardens, an irrigation system, parking space, and an entrance gate. In addition, a reinforced concrete swimming pool is included. Technical Features 13.5 kW power supply / 220 V 6 electrical circuits TV, FM, and telephone connections in living room and bedrooms Roof antenna for TV Electrical installation according to regulations JUNG switch system (S990) Grounding system integrated into the foundation Water pipes made of cross-linked polyethylene PVC drainage system 200-litre hot water tank Ducted air conditioning system in all rooms Inverter system with heat pump (heating and cooling) Units by Mitsubishi Electric or equivalent Features and Equipment Built-in kitchen with BOSCH appliances (hob, oven, extractor hood) Porcelain kitchen countertop Bathrooms with Villeroy and Boch toilets Grohe fittings (shower, washbasin, kitchen) Custom-made shower trays (Fiore or similar) White lacquered interior doors Built-in wardrobes with interior lining Aluminium windows with double glazing Electric shutters in bedrooms Security entrance door with multi-point locking system Quality and Construction Reinforced concrete structure Multi-layer exterior walls with brick + 10 cm XPS insulation High-quality interior plaster (smooth gypsum, white finish) Water-repellent exterior render with multiple coats 10 cm thermal insulation (walls and roof) EPDM waterproofing system (FIRESTONE) Standard sound and thermal insulation Flat

roof with waterproofing and slope formation Reinforced concrete swimming pool with filtration system and lighting  
Outdoor areas with garden, fence, gate, and parking space

## property details

Spanishstate **6371299**  
id:  
reference:: **20.4024**  
close to/ located: **L'advocat**  
region: **Alacantí**  
property type: **villa**  
rooms: **3**  
property surface: **159 m2**  
surface plot: **1272 m2**  
price: **€ 790.000**

## contact

real estate agent: **Tabaira Real Estate**  
name: **Carmen Morcillo**  
spreekt: **Dutch, English, German,**  
**Spanish**  
telefoon: **+34965744179**