

## villa for sale Pedreguer, Marina Alta



**Exclusive New-Build Villas with Sea Views in Monte Solana**  
**Location & Surroundings** The quiet and sunny residential area offers an ideal combination of relaxation and excellent infrastructure. The center of Pedreguer is just a few minutes away, while the popular coastal towns of Dénia and Jávea, as well as the extensive sandy beaches of Las Marinas, are only about a 10-minute drive. Thanks to the direct connection to the AP-7 motorway, the international airports of Alicante and Valencia can be reached conveniently within approximately one hour.

**Features & Design** In an elevated and highly sought-after area of Monte Solana, an exclusive residential development is being built, consisting of only ten detached villas that combine modern design, high-quality construction, and maximum privacy. The elegantly designed single-family homes are fully laid out on one level and offer around 114 m<sup>2</sup> of living space with a well-thought-out layout, including three bedrooms and two stylishly equipped bathrooms. Large windows ensure bright, sun-filled rooms and provide impressive views over the valley and out to the sea. The open-plan living, dining, and kitchen area creates a modern sense of living with seamless transitions between spaces. These modern villas are constructed in high-quality solid concrete with a reinforced concrete structure, meeting current building and energy standards. Energy-efficient exterior walls with 6 cm insulation, as well as aluminium windows and doors with thermal breaks, micro-ventilation, double glazing, and multi-point security locking, ensure a comfortable living climate. Finished in anthracite (RAL 7016), they offer a high-quality appearance and functionality. For optimal comfort, the property is equipped with a central air-conditioning system (heating and cooling) distributed through air ducts in the suspended ceilings. The system is powered by efficient heat pumps (e.g., Mitsubishi or Panasonic). Hot water is supplied via an electric heat pump with an additional storage tank of at least 150 liters. The complete plumbing system is installed with durable materials (cross-linked polyethylene and PVC wastewater pipes) and connected to the public sewage network. Bathrooms feature modern design with wall-mounted toilets, integrated sinks, and high-quality fittings in chrome or black. A ventilation system in the kitchen and bathrooms ensures continuous air circulation, while a low-voltage system provides basic ventilation even when the property is unoccupied.

Each villa sits on a plot of approximately 300 m<sup>2</sup>, featuring a private garden, spacious terraces with elegant glass railings, and a private pool (6 x 3 m). The swimming pool is built in solid construction with steel reinforcement and sprayed concrete, finished with blue mosaic tiling. Depth options range from 1.2 m to 1.8 m or a consistent 1.5 m. The pool includes integrated steps, a pool pump, sand filtration system, and pre-installation for pool heating, with the technical room located beneath the pool terrace. A double carport completes the comprehensive offering. The high-quality finishes combine contemporary architecture with selected materials: aluminium windows and doors in anthracite (RAL 7016) with UV-protection glazing, white solid wood interior doors with brushed steel handles, and custom-made fitted wardrobes with soft-close functionality underline the premium standard. Suspended

ceilings with integrated curtain recesses provide a clean, elegant look. The open kitchen features high-quality upper and lower cabinets with a stylish granite countertop, perfectly integrated into the living area. Bathrooms are designed in a modern style with spacious showers and high-end fixtures. Premium ceramic floor and wall tiles, along with an architecturally appealing façade combining plaster and tile elements, complete the overall impression. Architecture & Living Concept The villas impress with a clear, modern architectural style and a functional layout. Single-level living ensures exceptional comfort and optimal use of all spaces. Spacious terraces extend the living area outdoors, creating seamless transitions between indoor and outdoor spaces. The orientation of the houses guarantees plenty of daylight as well as unobstructed views of the surrounding nature and the sea. This property impresses with the successful combination of location, features, and construction quality. The quiet surroundings, combined with proximity to the coast, make it attractive both for personal use and as a long-term, value-retaining investment. A living concept that perfectly combines comfort, privacy, and quality of life in a sought-after area of the Costa Blanca.

## property details

Spanish state id: **6366990**  
reference: **20.4011**  
close to/ located: **Pedreguer**  
region: **Marina Alta**  
property type: **villa**  
rooms: **3**  
property surface: **114 m<sup>2</sup>**  
surface plot: **300 m<sup>2</sup>**  
price: **€ 529.000**

## contact

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