

## villa for sale Pedreguer, Marina Alta



**Stylish New-Build Villa with Panoramic Views in Monte Solana** This high-quality villa is constructed using solid reinforced concrete and complies with the latest building and energy efficiency standards. The facade is insulated with 6 cm of thermal insulation, while the anthracite aluminum windows and doors (RAL 7016) feature thermal breaks, micro-ventilation, double glazing, UV protection, and multi-point security locks to ensure a comfortable and secure living environment. The interior benefits from a central air-conditioning system with heating and cooling, distributed through suspended ceilings and powered by efficient heat pump technology from renowned manufacturers. Hot water is provided via an electric heat pump with a storage capacity of at least 150 liters. The entire plumbing installation uses durable materials and is connected to the public sewage network.

**Outdoor Areas and Pool** Situated on a plot of approximately 1,150 m<sup>2</sup>, the villa offers a private garden with spacious terraces fitted with elegant glass railings. The swimming pool (6 x 3 meters) is constructed in reinforced concrete with shotcrete and finished with blue mosaic tiling. Pool depth can be customized from 1.2 to 1.8 meters or a consistent depth of 1.5 meters. Features include an integrated staircase, pool pump, sand filtration system, and pre-installation for pool heating. The technical room is conveniently located beneath the pool terrace. A double carport completes the exterior amenities.

**Interior Features and Architecture** The villa's design combines contemporary architecture with carefully selected materials and high-end finishes. Anthracite aluminum windows and doors with UV-protective glazing provide an elegant look alongside excellent functionality. White solid wood interior doors with brushed steel handles and custom-made built-in wardrobes with soft-close mechanisms emphasize the sophisticated quality. Suspended ceilings with integrated curtain niches lend the rooms a clear and elegant line. The open-plan kitchen is equipped with premium upper and lower cabinets and a stylish granite countertop, seamlessly integrating with the living area. The bathrooms showcase modern design with spacious showers and high-quality fixtures in chrome or black finishes. Premium ceramic floor and wall coverings complement the refined overall aesthetic. The facade design artfully combines plaster and tile elements, giving the villa an architecturally striking appearance. A well-designed ventilation system in the kitchen and bathrooms ensures continuous air exchange. Additionally, a low-voltage system maintains basic ventilation even when the property is unoccupied.

**Location and Highlights** Located within the exclusive Monte Solana community, this villa benefits from an elevated position offering spectacular views of the Mediterranean Sea and surrounding mountains. Residents enjoy peace and privacy alongside excellent connectivity to the coast and regional infrastructure.

**Summary** Detached villa with 3 bedrooms Living area: 176 m<sup>2</sup> Plot size approx. 1,150 m<sup>2</sup> Private swimming pool (6 x 3 m) Optional garage available at

additional cost Contemporary, elegant design Panoramic sea and mountain views Central air-conditioning with heating and cooling Under construction and immediately available for sale Unlimited customization options for fittings, kitchens, and tiles This property perfectly combines modern design, high-quality construction, and comfortable amenities into an exclusive home that leaves no wish unfulfilled. Construction has already commenced, and the villa is now available for purchase, with the possibility to customize finishes and fittings according to your preferences.

## property details

Spanishestate **6366993**  
id:  
reference:: **20.4016**  
close to/ located: **Pedreguer**  
region: **Marina Alta**  
property type: **villa**  
rooms: **3**  
property surface: **176 m2**  
surface plot: **1150 m2**  
price: **€ 728.000**

## contact

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