



## 6 BEDROOM VILLA FOR SALE IN MORAIRA

Price **€2,250,000**



REF: 2101319

### PROPERTY FEATURES

- 6 bedrooms, 6 bathrooms
- Sea views & South facing
- Walking distance to the port, town and beach
- 10m x 5m Swimming pool, Outdoor Shower
- Guest apartment,
- Gas central heating, Fireplace
- Air conditioning in bedrooms
- Covered car parking with electrical garage door
- Master Suite with Private Roof Terrace
- Summer Kitchen with BBQ, Mediterranean garden

**PROPERTY DETAILS** Enjoying one of the best locations in Moraira due to the close proximity to the beach and walking distance to amenities the property is situated above the marina on a plot of 840 m2 offering various levels with a build of 440m2 with views that cannot be obstructed as any new build cannot surpass the height of 2 meters from the road level.

The upper level of the house is a private master suite consisting of a bedroom with a bathroom ensuite, a small living room with a kitchen area and bar plus a private roof terrace with barbecue.

The middle level has 3 bedrooms, each with a bathroom en suite, a lounge with an open Tosca stone fireplace, a formal dining room that enjoys sea views, both the lounge and dining room open onto the terrace, a fitted kitchen with granite worktops and a covered and an uncovered large terrace.

The lower level has 2 ensuite bedrooms, a lounge/dining room, a kitchen, a laundry room, storage room, a guest toilet and a large, covered terrace. In the low maintenance Mediterranean garden there is a summer kitchen with barbecue area with an alfresco dining area. Many benefits include additional storage areas, central heating in all rooms and air conditioning in all bedrooms. There are also 2 carports, one has an electrical garage door.

**LOCATION** Moraira is small coastal town situated in the beautiful mountainous north-eastern tip of the Costa Blanca. It is conveniently placed between the airports of Alicante and Valencia (about 90km from each).

The surrounding region has a quiet and relaxing atmosphere, with beautiful and unspoilt scenery and many small villages to explore. Moraira town council passed laws limiting the height of buildings and protecting the natural pines that cover the sides of the valley allowing the town to retain its charm and preserve its Spanish character.

Consisting of mainly individual villas, with no package holiday hotels and few apartment blocks it is a sought-after location especially the beautiful bay of El Porter with its exclusive villas, sea view properties and a narrow sandy beach. Moraira has an impressive upmarket marina, an excellent variety of local shops, markets, harbour side fish restaurants, bars, international and fine dining. The two main local sandy beaches, gently shelve away into the Mediterranean Sea; both have been awarded the prestigious EEC Blue Flags for cleanliness and are well-tended and very safe for family bathing. For those who like to be active, you can play tennis, football, squash, all water sports, boat hire and trips, horse-riding, go-kart racing tracks for both adults and children, a small fairground and three good night-clubs for all ages are all available in Moraira.

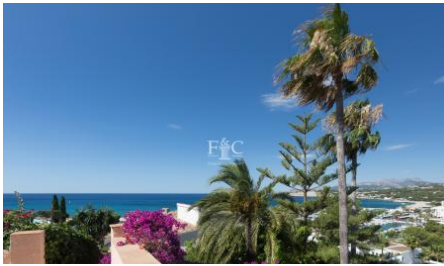
Three large golf courses can be enjoyed within a few minutes' drive from Moraira.

The town offers plenty of good quality and cosmopolitan restaurants, including eight Michelin recommended restaurants in the immediate area, three of which are star rated and not too expensive.

With a large European resident community existent, there is a pleasant international feel to the area. Moraira enjoys a typical Mediterranean climate, with cool sea breezes in summer and protection by surrounding mountains against the cold North winds in winter. The area averages nearly 3,000 hours of sunshine each year and the average temperature easily exceeds 20 degrees. In 1986 the World Health Organisation recommended the climate of the area as one of the most equitable in the world - neither too hot in the summer nor too cold in the winter. On average it can boast 325 sunny days each year making it an ideal all year-round destination.

Please note that for security reasons the map reference provided does not reflect the precise location of this property.

## PROPERTY PHOTOS



## LOCATION





No Media available

**No Floorplans available**