

## 4 BEDROOM VILLA FOR SALE IN MORAIRA

Price **€2,950,000**



REF: 2154442

### PROPERTY FEATURES

- Panoramic sea views
- Huge infinity pool, chill out zone and bbq area
- The main master bedroom with access to private infinity pool with jacuzzi
- Internal elevator, Domotic home automation, Alarm
- Games & Home Cinema Room
- Hot/cold air conditioning, Underfloor heating
- Landscaped gardens and illuminated grounds
- Short 10 minute drive to the beach
- Two Guest toilets, including one outside, Laundry Room
- Two car garage and outside parking area

**PROPERTY DETAILS** The villa is integrated into the terrain allowing for maximum privacy. Built over three levels with an elevator for ease of transport. Access by remote control electric gates with a double garage and open driveway for additional vehicles. The main open plan yet defined living areas include a designer kitchen with counter island for cooking and casual dining, lounge, and dining area and all with sea views to enjoy and areas that open out to the terrace, pool and chillout area, there is also a guest W.C on this level and an external bathroom outside for pool use. On the level below you will find the sleeping quarters, 3 double bedrooms with ensuite bathrooms and the Master Suite with an in-room free standing bathtub, ensuite shower room, dressing area and with access to a private terrace with own infinity pool and integrated Jacuzzi. In the basement level you will find a guest W.C and a large area to create a gym, spa, home cinema/games room and or office.

Externally in addition to the two infinity pools and terraces there is a sunken chill-out lounge, ample areas for sun and shade and landscaped gardens with auto irrigation.

Many additional benefits in addition to the Property Features that include, reinforced security door, smoke detectors, double glazing, storage room, fitted wardrobes, kitchen white goods, alarm, automatic shutters, irrigation system, video Intercom and enclosed plot with remote control access.

**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



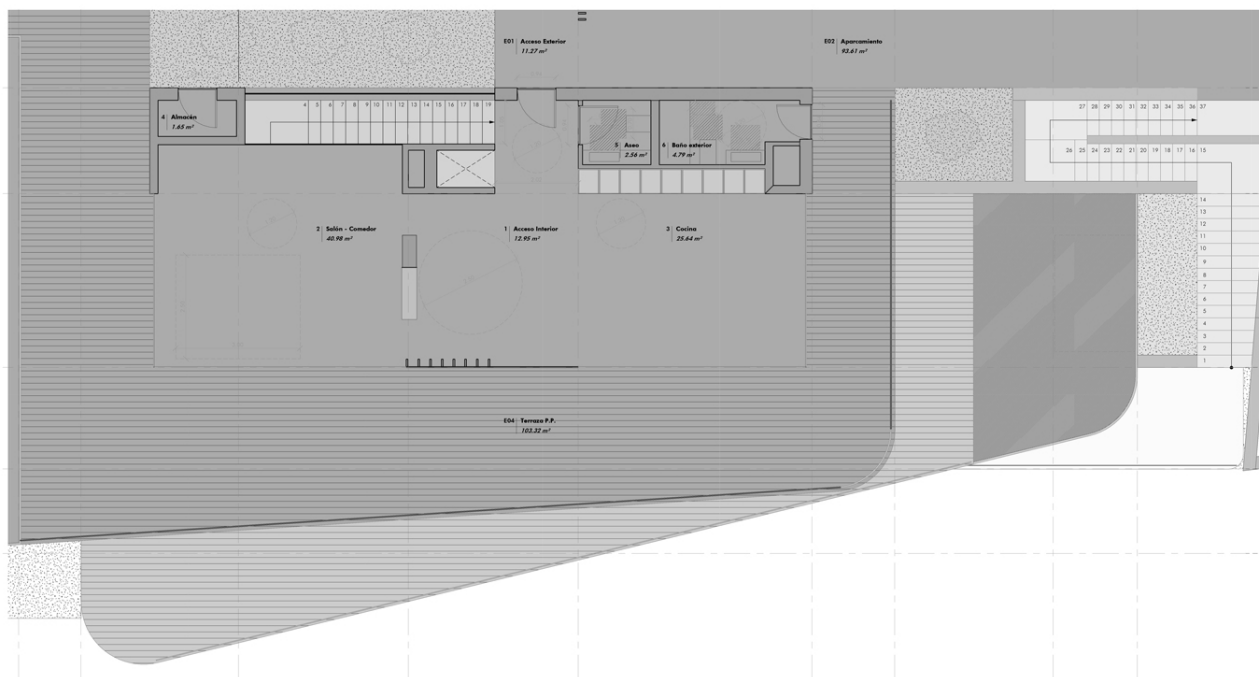
## LOCATION



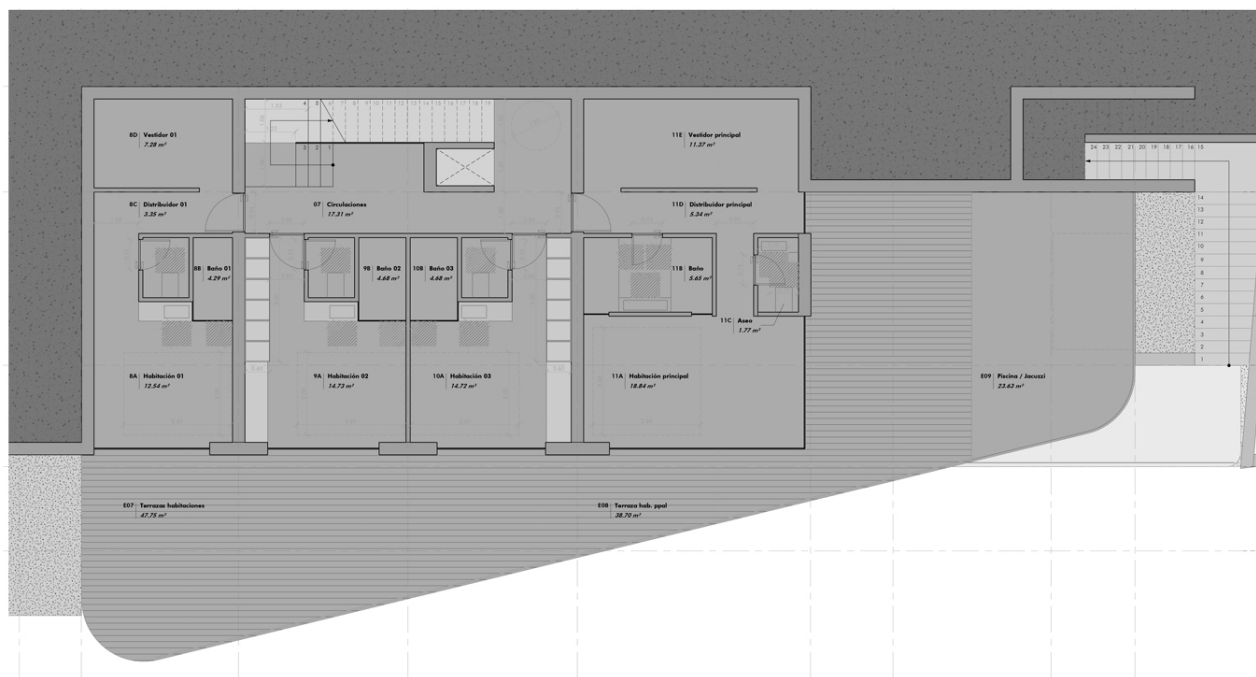
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## FLOORPLANS

### PLANTA PRIMERA



PLANTA BAJA



PLANTA SÓTANO

