



4 BEDROOM VILLA FOR SALE IN MORAIRA

Price **€5,850,000**



REF: 2243499

PROPERTY FEATURES

- First line sea views & south east facing
- Heated pool & own small beach next to the pool
- Fabulous Chillout area on the roof terrace, Mediterranean garden
- Gym, Sauna, Steam room, Massage/treatment/beauty room
- Air conditioning, Underfloor heating, Security system, Solar panels
- Possibility to buy furniture and decoration
- Separate piece of fenced land included (250m2)
- Home Office or Cinema/Games Room
- Enclosed plot, Double garage, Remote control gated access
- Energy Rating A, Completely renovated in 2019

PROPERTY DETAILS Completely reformed in 2019 this private and stunning property has been designed with large glass expanses to frame the unobstructed views of the sea. No expense has been spared in creating this beach front villa which is evident in the premium materials, high end appliances and luxurious décor. Sleek elegant styling that includes a welcoming hallway with marble flooring and staircase with a hand forged decorative wrought iron balustrade and light fittings that become wall art, sliding doors open to the large open layout lounge with an open fire, a bespoke cocktail bar perfect to serve guests pre dinner drinks before dining in the formal dining area with a feature fireplace and floor to ceiling glass expanses to enjoy the stunning sea views and which open to the outside terracing and pool oasis area, a gourmet kitchen that is a chef's delight with integrated appliances and an adjoining casual dining area with a feature fireplace, for those looking to work from home there is a private office which could also be used a cinema/games room, 4 bedrooms with 4 ensuite bathrooms that includes a Miami inspired guest bedroom and the fabulous master bedroom suite with a comfortable sitting area, bespoke his and hers walk-in dressing room and decadent ensuite bathroom with a separate water closet. Did we mention the mirrored gymnasium

with a steam room, Finnish sauna, and the treatment/massage/beauty room for all year-round wellness, relaxing and some well-deserved pampering? To complete what is your very own private paradise step outside to enjoy the pool oasis, with its own private small beach, the pool is heated for out of season/winter months, and an abundance of al fresco areas for dining and relaxing and for hosting the most amazing parties, the Moroccan inspired roof terrace has a decked dining area with Pergola and a chill out lounge facing the sea.

The property is on a flat plot totally enclosed with remote controlled gated access, a garage for two vehicles and open parking. The lush verdant Mediterranean garden is low maintenance and has an abundance of trees including Palm, and a variety of shrubs and tropical foliage.

Many benefits include window and door rejas, a full security system, air conditioning, underfloor heating, climalit double glazing and included in the price is a 250m2 separate piece of fenced land.

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 Portet 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.

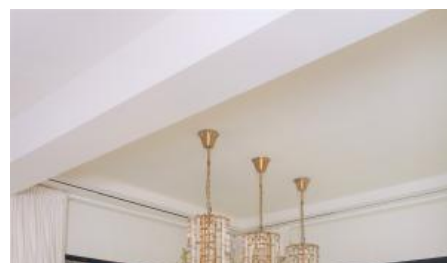
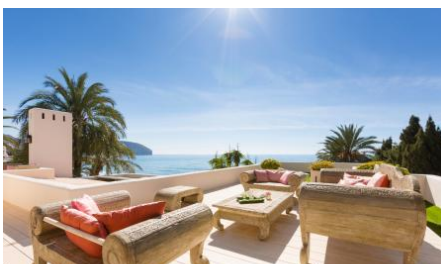
Three large golf courses can be enjoyed within a few minutes' drive from Moraira.

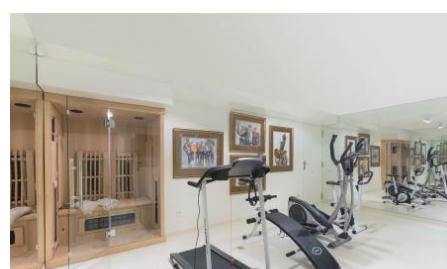
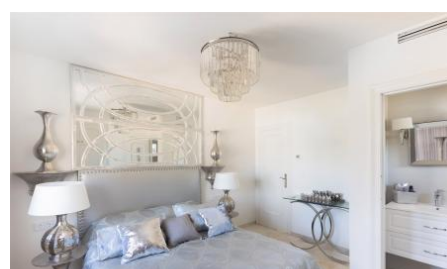
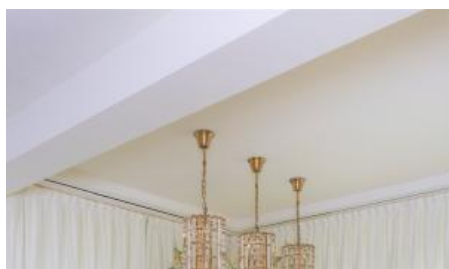
The town offers plenty of good quality and cosmopolitan restaurants, including eight Michelin recommended restaurants in the immediate area, three of which are star rated and not too expensive.

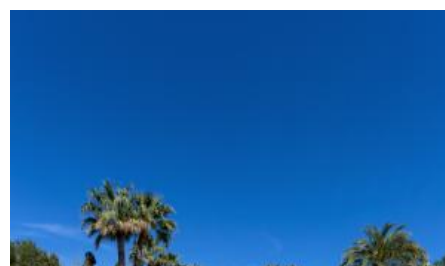
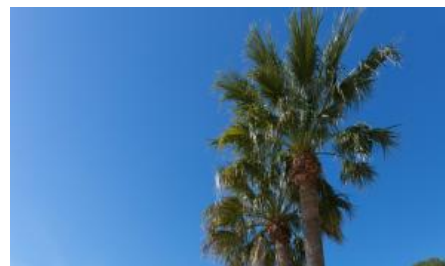
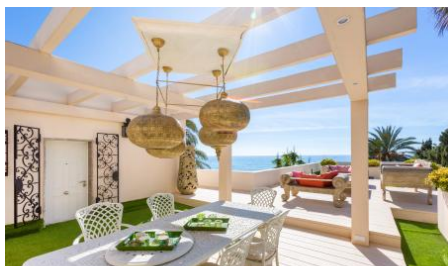
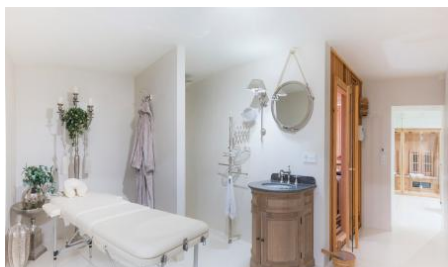
With a large European resident community existent, there is a pleasant international feel to the area. Moraira enjoys a typical Mediterranean climate, with cool sea breezes in summer and protection by surrounding mountains against the cold North winds in winter. The area averages nearly 3,000 hours of 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