



**Property type :** Villa

**Swimming pool :** Private

**House area :** 265 m<sup>2</sup>

**Location :** Moraira

**Plot area :** 872 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 4

✓ Alarm system

✓ Central heating

✓ Terrace

✓ White goods

✓ Airconditioning

This grand looking villa was built for the present owners by one of the best construction companies in Moraira, it is located in a quiet area just a short drive from El Portet beach and the marina and town centre in Moraira. Access to the property is through an electric gate into a parking area for 2-3 cars. Up steps to the left you go to the pool terrace and up steps to the right you reach the path to the front door with large ornate porch. Through the front door you enter a hallway with guest toilet and then you enter a wonderful open plan living/dining/kitchen with glass doors out to the pool terrace. The large living area has a feature fireplace, storage cupboards and luxury sofas. The dining area has a table that easily seats 8 people and the kitchen has a bar for 3 stools. The kitchen is fully fitted with white "Shaker style" units and Blue Pearl granite worktops, and includes American style fridge/freezer, integrated dishwasher, oven, microwave, ceramic hob and a chimney hood. Through a sliding door at the back of the kitchen you enter the utility room which has a door leading to the garden. Down a hallway from the entrance you will find bedrooms 3 and 4, both are good sized rooms with built-in wardrobes and en-suite shower rooms. Up the marble staircase you reach the first floor, firstly into a spacious room which is used as an office and a fifth bedroom when necessary, this room also has glass sliding doors leading out to a large part covered terrace with lovely views. To the left from here you enter bedroom 2, a large bedroom with built-in wardrobes and a spacious modern en-suite which includes walk-in shower, vanity unit and an electric towel radiator. To the right is the wonderful master suite which includes a spacious bedroom with dressing area and lots of wardrobes, it also has a beautiful en-suite bathroom with walk-in shower, freestanding bath, two vanity basins and an electric towel radiator. The spacious and private pool terrace includes a luxury 10 x 8m pool, a detached summer kitchen/bar and a large open naya outside the living area. The villa is surrounded by an easy maintenance garden with trees, bushes and plants. - Key points:- Built for the present owners 2007- Extended in 2017- Pool and terraces retiled in 2021- Excellent condition- Very private plot- Gas central heating with a new boiler- Air conditioning- Ceiling fans- Awning next to the naya on the pool terrace- Double glazed windows with electric shutters and mosquito screens- Alarm and security cameras- Fiber internet available- Luxury custom design pool- Detached summer kitchen- Annual taxes 908.16€- Electric gates with intercom- Distances:- Supermarket 1.1km- Bakery and chemist 1.7km- El Portet beach 2.5km- Town centre 3.2km- Golf course 6.5km- Motorway access in Benissa 9.4km- If you are looking for a stylish villa that is ready to move in, look no further, contact us now!- This property can be bought furnished.□□





