



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 5

**Bathrooms :** 3

**Swimming pool :** Private

**Views :** Sea views

**House area :** 228 m<sup>2</sup>

**Plot area :** 1400 m<sup>2</sup>

✓ Guest apartment

✓ Airconditioning

✓ Fireplace

✓ Central heating

This magnificent villa, built in 2006, offers breathtaking sea views and is perfectly located for those seeking luxury and comfort. The property is spread over two levels and features both a main living area and an independent guest apartment, making it ideal for use as a holiday home or for rental purposes. Thanks to the rental license, this villa offers high rental potential.□□

Main living area on pool level□□

The main living area is on a single level, at the same level as the pool, providing easy access and a smooth transition between indoor and outdoor spaces. Upon entering through the spacious entrance hall, you are welcomed into a bright and spacious living room with an open kitchen. This open-plan living area is perfect for both relaxation and entertainment, offering direct access to the pool and the large pool terrace. Here, you can enjoy a refreshing swim or relax on one of the loungers, surrounded by the stunning sea views. The pool terrace also features an outdoor shower and a covered outdoor kitchen, perfect for summer barbecues and cozy al fresco dining.□□

On this level, there is also a guest toilet, two bedrooms that share a bathroom, and a third bedroom with an en-suite bathroom, providing additional privacy and comfort for residents or guests.□□

Guest apartment on garden level□□

From the pool terrace, a staircase leads to the lower guest apartment, which is fully independent and perfect for friends, family, or tenants. This apartment includes a covered terrace, a spacious living room with an open kitchen, a storage room, two bedrooms, and a bathroom. The covered terrace provides a shaded spot to relax and enjoy the garden and views.□□

Modern amenities and comfort□□

The villa is equipped with central heating using oil, air conditioning in the main living areas, Extra electric boilers and solar panels ensure efficient hot water supply, contributing to the property's energy efficiency. The windows are fitted with double glazing and aluminum shutters, ensuring excellent insulation and security.&nbsp;□□

Parking and rental potential□□

On the property, there is a carport and ample parking space for multiple vehicles, which is very convenient for both residents and guests. The villa also has an official rental license, meaning the property can be legally rented out, offering a high return for investors. With the unique combination of luxury, comfort, and a prime location with stunning sea views, this villa is an extraordinary investment in the sunny south.□□

Contact us today for more information or to schedule a viewing. Discover for yourself the charm and potential of this wonderful



