



Property type : Villa

Location : Moraira

Bedrooms : 4

Bathrooms : 3

Swimming pool : Yes

Orientation : N/A

Views : N/A

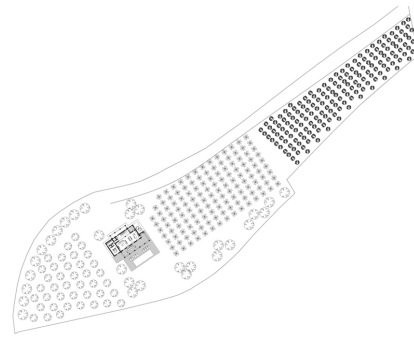
Parking : Carport

House area : 460 m²

Plot area : 13536 m²

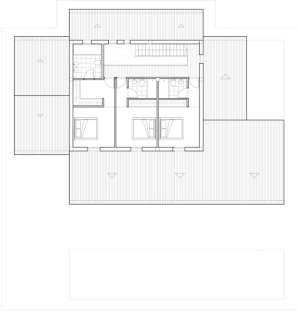
Luxury rustic villa for sale on the Costa Blanca North. This high quality Mediterranean style villa, has 3 floors connected via an internal staircase. The main floor has a spacious open plan living-dining-kitchen area with openings out to a large terrace area and on to the swimming pool which will be finished with mosaic tiles and a crown tiled with the same terrace tiles and two underwater LED lights plus Roman staircase for easy access. The kitchen is fully equipped with kitchen cabinets, worktop and appliances (to be chosen by the buyer) and has an island for cooking. Also on this floor is the master bedroom with en-suite bathroom plus a utility room and guest toilet. On the upper level there are 3 double bedrooms, each with their own en-suite bathroom. The basement is open plan and is ideal for additional living space or entertainment such as a games room or gym. All bathrooms and toilets will have sanitary fittings, WC, basin, tap, screen, mirror, cabinet, shower and appliances to be chosen by the buyer. The property benefits from the installation of underfloor heating, by heat pump, of the Mitsubishi Ecodan brand. Air-conditioning is installed in the living rooms and bedrooms with climate control system (condensed), again all of the Mitsubishi brand. The outside units for the air-conditioning will be placed on the roof. Outside there is an automatic entrance gate for the cars with remote control and automatic pedestrian door with video-phone. On the same level as the main floor is the swimming pool which will include an outdoor shower with hot/cold water connection. There will also be 4 exterior taps for garden and terrace use. The buyer will have a choice of garden finishes. Ideally located in the Alicante province, the Moraira area benefits from 3 airports within 120 minutes drive. In addition, there are first class motorways and train services that connect the region to major cities. For beaches the buyer of this property will be spoiled for choice with over a half a dozen within a 30 minute drive, that have been awarded the prestigious Blue Flag: -AIRPORTS:Alicante International Airport - 60 minutes Murcia International Airport - 120 minutes Valencia International Airport - 90 minutes TRAIN STATIONS:AVE station in Alicante - 80 km AVE station in Valencia - 115 km CITIES:Alicante - 80 km Valencia - 115 km Madrid - 465 km Sevilla - 670 km Barcelona - 475 km BLUE FLAG BEACHES:Cala Baladras - 12 min drive Les Playetes - 12 min drive Cala Fustera - 15 min drive At least 6 Blue Flag beaches within 30 minute drive Call now for more details.





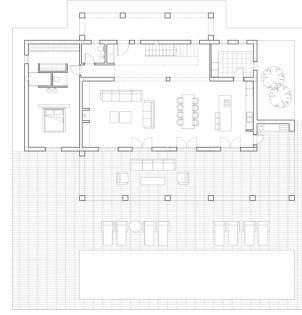
EMPLAZAMIENTO

Superficie	Construible	Utilizable	Superficie
Parcela 1	148,32 m ²	148,32 m ²	148,32 m ²
Parcela 2	77,07 m ²	77,07 m ²	77,07 m ²
Parcela 3	45,20 m ²	45,20 m ²	45,20 m ²
Parcela 4	63,63 m ²	63,63 m ²	63,63 m ²
Parcela 5	97,00 m ²	97,00 m ²	97,00 m ²
Parcela 6	81,36 m ²	81,36 m ²	81,36 m ²
Parcela 7	13,40 m ²	13,40 m ²	13,40 m ²
Total	526,95 m²	526,95 m²	526,95 m²



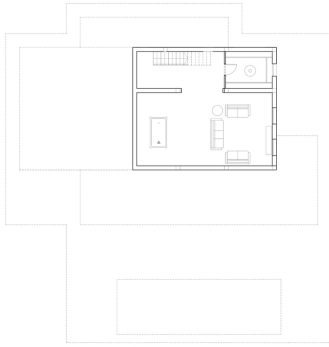
PLANTA 1ª

Superficie	Construible	Utilizable	Ocupación
Parcela 1	148,32 m ²	148,32 m ²	148,32 m ²
Parcela 2	77,07 m ²	77,07 m ²	77,07 m ²
Parcela 3	45,20 m ²	45,20 m ²	45,20 m ²
Parcela 4	63,63 m ²	63,63 m ²	63,63 m ²
Parcela 5	97,00 m ²	97,00 m ²	97,00 m ²
Parcela 6	81,36 m ²	81,36 m ²	81,36 m ²
Parcela 7	13,40 m ²	13,40 m ²	13,40 m ²
Total	526,95 m²	526,95 m²	526,95 m²



PLANTA 2ª

Superficie	Construible
Parcela 1	148,32 m ²
Parcela 2	77,07 m ²
Parcela 3	45,20 m ²
Parcela 4	63,63 m ²
Parcela 5	97,00 m ²
Parcela 6	81,36 m ²
Parcela 7	13,40 m ²
Total	526,95 m²



PLANTA 3ª