



Property type : Villa

Swimming pool : Yes

House area : 489 m²

Location : Moraira

Plot area : 1867 m²

Bedrooms : 4

Bathrooms : 3

This stunning, contemporary design villa features a private pool and four bedrooms, situated on a completely flat plot just 400 meters from the sea and the beach. Shops and restaurants are within walking distance, and the town center of Moraira is also nearby, giving this villa a truly unique location. The villa is situated on an expansive, 1,867 m² plot, all on one level, with a built area of 489 m². It is enveloped by lush grass and pine trees, providing a tranquil retreat amongst the greenery and vineyards. The surrounding area remains undeveloped, creating a green oasis by the sea. The pool includes a designated swimming lane and is designed to be child-friendly, featuring a gently sloping entry without steps. It measures 11 meters by 2.5 meters and has a maximum depth of 1.90 meters. Additionally, there is a smaller pool measuring 1.80 meters by 3.5 meters, equipped with a jet stream feature that can be heated using solar panels. There are magnificent views of the Mediterranean ocean from all aspects of the outdoor living spaces.

Ground Floor (240 m²): The living room features a vaulted ceiling with a mezzanine level. The dining area features access to two covered terraces. The entrance hall and fully fitted kitchen are light and spacious. The master bedroom features an en-suite bathroom and a double walk-in closet. One bedroom with space for three beds. A double bedroom. A family bathroom. Contemporary, open staircase from the hall to the upper gallery. All rooms and living/dining areas are equipped with air conditioning (both heating and cooling) and an infrared heating system.

Upper Floor (60 m²): The study/office includes a sofa bed on the mezzanine, along with a solarium terrace and a balcony. This attic-style bedroom features air conditioning and a private shower room.

Basement (189 m²): The bedroom is very spacious. Wine Cellar. A toilet. Laundry room with a washing machine and an indoor drying area. Machine Room. Gymnasium. Garage: There is space for two vehicles, along with additional room for motorbikes or jet skis.

Outdoor Areas: There are two covered terraces: one located in front of the pool and another situated in front of the bedrooms. An outdoor kitchen featuring a sink, barbecue, and a traditional stone oven situated on the lawn. The large parking area features an automated exterior gate and garage door, both equipped with a video intercom system.

Additional Features: A private water well for garden and pool irrigation. A reverse osmosis water system purifies water, making it safe for drinking. This is an exceptional property in an idyllic location.



