



Property type : Villa

Location : Moraira

Bedrooms : 4

Bathrooms : 4

Swimming pool : Yes

Views : Sea views

House area : 276 m²

Plot area : 1000 m²

- ✓ Fireplace
- ✓ Garage
- ✓ Airconditioning

- ✓ Central heating
- ✓ Utility room

- ✓ Solar energy
- ✓ Terrace



A modern stylish villa in the prime location El Portet Moraira. This south-facing villa with large windows and lots of natural light is unique due to the luxurious materials used, the many extras and its high quality finishings.



Description of the villa for sale in El Portet Moraira

Situated on a flat, slightly sloping plot of 1000 m² separated from the road by a natural stone wall with garden hedge with a green area on the other side that creates absolute privacy. The automatic gate leads to the shaded parking area and adjacent spacious garage. The fully landscaped and maintenance-free garden with olive trees and large palms completes the picture. The garden features a fully automated irrigation system and ambient lighting.



The villa has a legalised installation of solar panels of 8.6 kWh, ensuring minimal energy consumption.

The walkway leads to the pool terrace with a well-equipped outdoor kitchen complete with bathroom and toilet.

The heated 8x4 m pool is located directly in front of the house. Under the spacious canopy, with folding glass wall, the evenings are great for lounging by the stone-clad outdoor fireplace. The house is fully equipped with attractive dimmable LED lighting, both inside and outside, a camera system and a Sonos multi-zone music system. Behind the house is a separate staircase (with a large storage room underneath) to reach the separate guest apartment on the first floor.



Entering the house through the hardwood front door, you enter the lounge with fireplace and cosy seating area directly overlooking the garden and pool. In this open living space we also find the dining area and the fully equipped large modern kitchen with cooking island. On the ground floor there are 2 bedrooms with a shared bathroom and a master bedroom with an ensuite bathroom. All bedrooms have large built-in wardrobes, air conditioning and central heating.

The interior staircase with glass balustrade leads to the first floor with an office with large wardrobe on your right. The room could also be used as a fifth bedroom. To the left is another large bedroom with ensuite bathroom and its own separate entrance door through the back. From both rooms you access the large terrace with spectacular views over the El Portet valley and the sea. Moreover, on the roof terrace we find a Jacuzzi in which it is great to relax with the beautiful views of the El Portet bay and the sea.

The modern house has a warm Mediterranean atmosphere due to the use of wooden elements and natural stone. Because of the green surroundings and its elevated position in relation to the road, the villa enjoys a lot of privacy. The property is well maintained and thus in perfect condition.

In particular the location, with El Portet beach within walking distance, and the great privacy turn this property into a rare opportunity.

Characteristics:

Warm , characteristic modern villa

Good location with lots of privacy in a residential area

Lots of storage space and a garage

Maintenance-free and mature garden with Mediterranean trees

Low energy costs due to solar panels

Cosy outdoor kitchen

Heated pool with cover

Large roof terrace with jacuzzi

Fibre optic internet

