



## Detached Villa for sale in Moraira, Moraira

1,925,000 €

Reference: RS58011 Bedrooms: 4 Bathrooms: 4 Plot Size: 751m<sup>2</sup> Build Size: 495m<sup>2</sup>





## Costa Blanca North, Moraira

Property for sale in Pla del Mar, walking distance to Moraira. We present this magnificent independent villa for sale in Moraira, located in the prestigious private urbanization Pla del Mar, just 300 meters from the town center and the Mediterranean Sea. A tastefully renovated property that combines classic architectural charm with modern comfort, ideal for those seeking exclusivity, comfort, and proximity to the sea. Built in 1975 and completely renovated in 2012, the home is in excellent condition. Its thoughtful distribution over two floors and generous interior and exterior spaces make it a perfect option for both permanent residence and luxury holiday home.

### Distribution and areas

Built area: 495 m<sup>2</sup> Usable area: 375 m<sup>2</sup> Private plot with low-maintenance pool and garden The property is organized over two floors connected by an internal staircase, allowing for comfortable, functional, and versatile use for families, guests, or even high-end vacation rentals.

Ground floor – Main day and rest area Covered access porch Spacious bright living room Separate dining room Fully equipped kitchen 1 guest toilet 2 double bedrooms with en-suite bathrooms and private dressing room Functional laundry room, storage room, and closed garage Everything needed for comfortable living on one floor, with spacious rooms and direct access to the exterior.

Upper floor – Independence and sea views Second living-dining room with direct access to the terrace Sunny terrace with open sea views 1 office/workspace 2 double bedrooms 2 full bathrooms Ideal as an independent area for guests, family, or for remote work with views of the Mediterranean.

Efficiency and sustainability Photovoltaic panels with 4 KW power, enhancing energy efficiency and reducing maintenance costs. Ideal system for those who value a sustainable home prepared for the future. Outdoor area – Enjoyment and privacy Private pool with a water surface of 39 m<sup>2</sup> Terrace and solarium area Low-maintenance garden, ideal for relaxation without great demands Peaceful and private environment, without giving up proximity to the center Location – One of the strengths of this villa Located in the exclusive Pla del Mar urbanization, a highly sought-after area for its security, privacy, and closeness to the sea:

24h private surveillance and access control Tennis courts and common areas Just 300 m from the center of Moraira, supermarkets, shops, restaurants, and beaches Quiet and established residential environment This villa represents a unique opportunity in Moraira, due to its size, quality, orientation, and location. A home that offers the perfect balance between luxury, comfort, sustainability, and Mediterranean quality of life.



## Features:

Covered Terrace

Alarm

open terrace

doble glazing

parking

near the town center

internet

Storage Room

Garden

near the beach

satelite tv

fenced plot

near the golf course

construction year: 1975

Garage

Laundry

outdoor shower

furnished

air conditioning centralised

security door