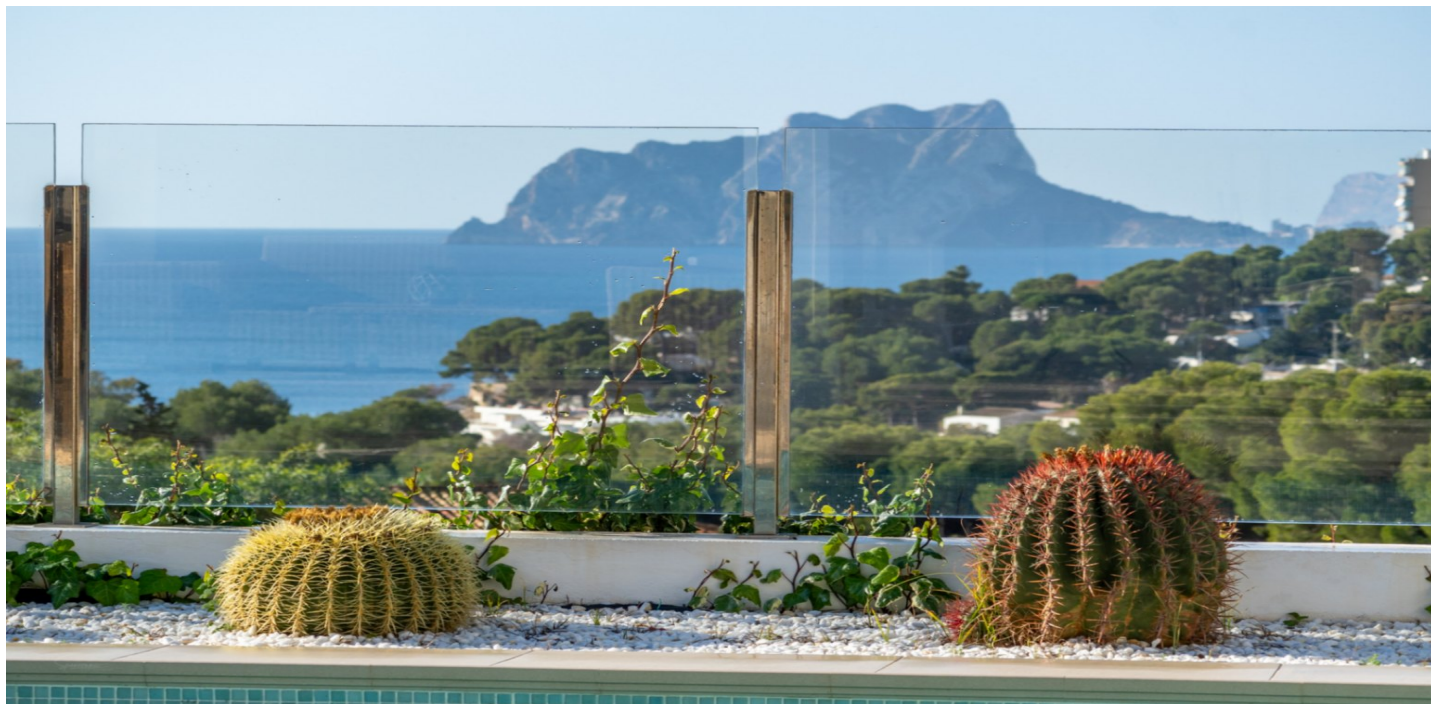




## Detached Villa for sale in Moraira, Moraira

**1,790,000 €**

Reference: RS62384 Bedrooms: 4 Bathrooms: 4 Plot Size: 836m<sup>2</sup> Build Size: 373m<sup>2</sup>





## Costa Blanca North, Moraira

**AMAZING VIEWS - PRIVILEGED AREA - SPACIOUS - UNDERFLOOR HEATING - PRIVACY** This elegant Mediterranean-style villa is located in one of the most established and sought-after areas of Moraira, just 800 meters from the iconic El Portet beach and approximately 2 km from the town center. Its location is undoubtedly one of its greatest strategic assets: in addition to the stunning open views, the property is situated in an extremely quiet environment, surrounded by residences inhabited year-round and very close to restaurants, essential services, and leisure areas. El Portet is considered one of the most exclusive and desirable residential areas on the Costa Blanca. Its bay of crystal-clear waters, the family-friendly beach, and the picturesque promenades connecting directly with the Moraira marina create an authentic, comfortable, and sophisticated Mediterranean lifestyle. Charming cafes, bars, small delicatessens, and local services are within walking distance, reinforcing a practical and highly attractive day-to-day life. The privacy of this property is truly exceptional. Here, total intimacy is enjoyed without sacrificing views or the natural surroundings. In front of the house lies a protected green zone, where building is not permitted, ensuring that the mountain views will remain unchanged over time. This added value is hard to find and highly appreciated by discerning buyers. The villa is set on a completely flat plot of 836 m<sup>2</sup>, designed to make the most of its excellent southwest orientation, ensuring sunlight throughout the year, even in the winter months. Access is provided through private gates leading to a spacious driveway with parking space for up to six vehicles, including a separate covered area, ideal for guests or families with multiple visitors. One of the major strengths of this property is its comfort and functionality: the garden and pool are on the same level as the main house, allowing enjoyment of the exterior without stairs, facilitating daily use, and creating a perfect connection between indoors and outdoors. A highly valued feature for both permanent residence and vacation home. Upon entering the house, the main door opens to an elegant hallway that flows into a spacious, bright living-dining room with a modern open-plan kitchen and breakfast bar. Large sliding doors connect this space to a covered naya, from which views of the Mediterranean Sea and the iconic Peñón de Ifach can be enjoyed. The layout has been carefully designed to offer a comfortable, fluid, and functional living experience. On the main floor, there are two double bedrooms, one with an en-suite bathroom, as well as a full family bathroom. The entire house has underfloor heating, providing exceptional thermal comfort throughout the year, and also features solar panels, significantly enhancing energy efficiency and reducing maintenance costs. The upper floor is exclusively dedicated to the master suite: a private and elegant space with spectacular views of both the sea and the mountains, an en-suite bathroom, and double doors that open to a spacious private terrace, ideal for enjoying tranquility and the surroundings. The lower floor houses one of the areas with the greatest potential in the property. Currently adapted as an additional living space, it includes a large room, dining area, and a double bedroom. Additionally, it features a SPA area with a jacuzzi, with more than enough space to develop a private gym, children's playroom, home cinema, or any other use according to the buyer's needs. A versatile level that offers multiple possibilities and great added value. This lower level is ideal as guest accommodation, a work area, or leisure space, making this villa an extremely complete, comfortable property ready for different lifestyles.



## Features:

Covered Terrace  
Garden  
near the beach  
phone  
satellite tv  
parking  
security door

Storage Room  
Laundry  
chimney  
doble glazing  
barbacue  
fenced plot  
internet

Alarm  
open terrace  
outdoor shower  
air conditioning duct based  
heating radiating floor  
diaphanous distribution