



Detached Villa for sale in Moraira, Moraira

1,300,000 €

Reference: RS62484 Bedrooms: 4 Bathrooms: 4 Plot Size: 804m² Build Size: 262m²





Costa Blanca North, Moraira

Villa Campamento 48 RELAXATION AND LUXURY JUST MINUTES FROM THE SEA – MORAIRA CAMPAMENTO 48 Discover Campamento 48, a refined detached villa arranged over two floors with an approximate built area of 262 m². The residence offers five bedrooms, each with its own en-suite bathroom, ensuring an ideal combination of privacy and comfort for both family members and guests. The generous living spaces flow naturally toward the outdoors, where an infinity pool merges seamlessly with the open valley views. A covered terrace and several exterior areas create the perfect setting for relaxing, outdoor dining, and fully embracing the Mediterranean lifestyle. Constructed with top-quality materials and carefully selected finishes, Villa 48 blends elegance with practicality. The internal layout can still be partially customized to match the owner's personal preferences.

PROPERTY TYPE Detached Villa **BEDROOMS** 5 **BATHROOMS** 5 **TOILETS** 6 **Property price (construction included)** from €1,300,000 262 m² • 804 m² plot • Approx. 380 m² garden (including walls) • Infinity pool • 212 m² terraces • Outdoor kitchen • 2 parking spaces **Areas** m² **HALLWAY** 7.07 **BEDROOM** 2 13.47 **BATHROOM** 2 5.98 **BEDROOM** 3 10.97 **BATHROOM** 3 3.04 **BEDROOM** 4 11.96 **BATHROOM** 4 3.04 **BEDROOM** 5 11.32 **BATHROOM** 5 17.05 **TERRACE** 27.44 **HIGH-QUALITY FINISHES** Each villa at Luz Cálida is built according to strict quality standards, combining contemporary architecture with durable and timeless materials. The result is an elegant, comfortable home ready to enjoy from day one.

Key features include:

- Aluminum window frames with triple glazing (HR++)
- Smooth plastered walls and ceilings in neutral tones
- Fully equipped kitchen with Siemens appliances
- Custom-built fitted wardrobes
- Large-format ceramic flooring (60x60 cm)
- Underfloor heating throughout the property
- Fully tiled bathrooms with premium fixtures and walk-in showers
- Private swimming pool with mosaic finish, outdoor shower, and integrated lighting
- Spacious terraces with non-slip flooring
- Natural stone window sills and high-quality interior doors (RAL 9010)
- Energy-efficient systems including heat pump, mechanical ventilation, and solar panels

A detailed specification list of materials and finishes is available upon request.

AREA GUIDE Located in a quiet and green residential setting, Luz Cálida offers the perfect balance between tranquility, privacy, and convenient access to amenities. The Mediterranean Sea and the town center are just a short walk away. Within approximately seven minutes on foot, you can reach the beach – ideal for early morning swims, sunset walks, or enjoying a drink by the shore. Moraira's harbor stands out for its wide range of dining options, from traditional tapas bars to Michelin-starred restaurants. Local shops maintain the authentic Spanish atmosphere, while the town's fishing heritage remains visible through its lively fish market and active port. Excellent connections to Alicante Airport (1 hour by car) and Valencia Airport (80 minutes by car) further enhance Moraira's appeal as a residential destination.

Ampolla Beach 7 minutes **2 minutes Marina** 17 minutes **4 minutes Moraira Centre** 12 minutes **3 minutes El Portet** 28 minutes **5 minutes**



Features:

Air Conditioning

Pool

Close to the sea

Exterior Terrace

Terrace

internet

Close to the beach

Views - Open views

parking

Close to town

Electric car gates