



## Detached Villa for sale in Moraira, Moraira

**1,880,000 €**

Reference: RS62570 Bedrooms: 5 Bathrooms: 5 Plot Size: 1,055m<sup>2</sup> Build Size: 439m<sup>2</sup>





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## Costa Blanca North, Moraira

Nestled in a peaceful and green residential area, Luz Cálida offers the best of both worlds: tranquility and privacy, while being just a short stroll from the Mediterranean sea and city centre. Within 7 minutes on foot, you can reach the beach – ideal for morning swims, sunset walks or a delicious cocktail. #13; #13;

### CAMPAMENTO 36F #13; #13;

Discover Campamento 36F, the largest villa of Luz Cálida, offering an exceptional sense of space and luxury across two floors with a built-up area of approximately 440 m<sup>2</sup>. The home features five spacious bedrooms, each with its own en-suite bathroom, ensuring the highest level of privacy and comfort. The living areas flow seamlessly to the outdoors, where a striking infinity pool overlooks the valley. Multiple terraces, including a covered lounge, create the perfect setting to relax, dine, and enjoy the Mediterranean climate. The villa also includes a generous garage and space that can be transformed into a private cinema or fitness room. Built with premium materials and refined finishes, Villa 36F sets a new standard of elegance, while the internal distribution can still be partially customized to personal preferences. #13; #13;

### QUALITY FINISHING #13; #13;

Each villa at Luz Cálida is built to the highest standards, combining contemporary design with timeless materials. The result is a refined and comfortable home, ready to enjoy from day one. #13; #13;

Key features include: #13; #13;

Sleek aluminum window frames with triple glazing (HR++)  
Smooth plastered walls and ceilings in neutral tones  
Fully equipped kitchen with Siemens appliances  
Custom-made wardrobes  
Large-format ceramic floor tiles (60x60 cm)  
Underfloor heating across all living spaces  
Fully tiled bathrooms with premium fittings and walk-in showers  
Private swimming pool with mosaic tiling, exterior shower and integrated lighting  
Spacious terraces with non-slip tiles  
Natural stone window sills and high-quality interior doors (RAL 9010)  
Energy-efficient systems including heat pump, mechanical ventilation & solar panels #13; #13;



## Features:

Air Conditioning

New Build

Modern style

Central Heating

Private pool

Near the sea

Terrace

Quiet area

Private parking