



Detached Villa for sale in Moraira, Moraira

2,750,000 €

Reference: H-1964-AMBE Bedrooms: 7 Bathrooms: 7 Plot Size: 1,533m² Build Size: 893m²





Costa Blanca North, Moraira

Situated in the highly desirable residential area of Costera del Mar in Moraira, and only a short walk from both the beach and the town centre, this impressive south-facing villa enjoys lovely open sea views towards the iconic Peñón de Ifach in Calpe. Occupying a very spacious flat plot of 1,533 m² and offering a total built area of 893 m², the property combines privacy, generous living space and remarkable flexibility, making it suitable as a large private residence, boutique guest accommodation or wellness-focused retreat.

The villa is arranged over two principal floors and has been designed to embrace the Mediterranean lifestyle, with bright interiors and an easy connection between indoor and outdoor living areas. The entrance level opens into a welcoming reception space. One side of this floor features a multipurpose room and a cloakroom, while the opposite side leads to a gym, a spacious living room with additional storage and direct pool terrace and garden access, as well as two guest bathrooms.

This level also includes an en-suite bedroom and two additional office rooms, one with access to a side terrace. The property then unfolds into an expansive open-plan living area with a living room, dining space and a recently renewed open-plan kitchen. Large windows maximise natural light and open directly onto the extensive terraces and pool area, creating a seamless transition to outdoor living. A lift conveniently connects all levels of the home.

The upper floor offers five spacious en-suite bedrooms, each with its own balcony, providing privacy and pleasant views for residents and guests alike. In addition, there is a generous independent owners' suite with high ceilings and complete with its own en-suite bedroom and large private terrace. A practical utility and storage room with sink is also located on this level.

Above, a remarkable roof terrace with an extendable pergola offers an additional relaxation area where 360-degree panoramic and sea views and the Mediterranean climate can be enjoyed throughout the year.

Outside, approximately 300 m² of terraces provide multiple areas for lounging, dining and entertaining. A bar area with barbecue and summer kitchen creates an ideal social space, while the large 5 x 12 metre swimming pool with outdoor shower forms the focal point of the exterior. The surrounding garden is designed for easy maintenance and features fruit trees alongside classic Mediterranean landscaping.

Further features include ducted air conditioning throughout the property, new central heating system with a gas tank, solar-heated hot water, electric shutters, mosquito nets, double glazing, built-in wardrobes, a wood-burning stove, safes in all the bedrooms, a spacious laundry room and extensive storage within the underbuild. The villa provides secure parking for up to six vehicles. Furniture is available at additional cost. Wheelchair-friendly access adds to the comfort and functionality of the property.

Blending traditional Mediterranean character with exceptional scale and versatility, the villa also benefits from an existing licence for naturopathy, acupuncture and health-related activities, offering interesting possibilities for professional or business use. An outstanding opportunity to acquire a distinctive property in one of Moraira's prime locations with impressive views and considerable potential.



Features:

Satellite TV

Gym

Fitted Kitchen

Terrace

Internet Available

View: Panoramic views

Kitchen: Open plan

Parking: Available

Windows: Electric shutters

Furniture: Negotiable

Windows: Double glazing

Storage Room

Utility Room

Barbecue

fenced plot

Electric Gates

Laundry room

Separate guest Apartment

Walk to Shops

Terrace: Covered

Garden: Easy Maintenance

Water: Mains water

Fitted Wardrobes

Air Conditioning

Elevator

Fireplace

Balcony

Pool: Private 12 x 5

Kitchen: Fully equipped

Pool shower

Parking: Off road

Heating: Central Gas

Terrace: Roof