

€1,750,000 House / Villa - Sold

## Luxury 5-bedroom house on a 2150 plot for sale in Moraira, Costa Blanca

Spain » Costa Blanca » Moraira » 03724

<b>5</b>	<b>5</b>	<b>395m<sup>2</sup></b>	<b>2,150m<sup>2</sup></b>	<b>210m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



**Contact us today for more information or to arrange a viewing**

+34 965 79 33 63 • [javea@lucasfox.es](mailto:javea@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Pl. Adolfo Suarez, 23, Puerto de Jávea, Jávea, Spain

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### OVERVIEW

## Luxury new build villa, walking distance to the beach in Moraira.

This luxury 5 bedroom villa is on an elevated very private plot in Moraria, within five minutes' walk to the beach. The villa has totally unobstructed country views and is built on three floors with swimming pool incorporating a beach area and fully landscaped garden areas. The villa has a constructed area of 553 square meters, 395 square meters living area and 210 square meters of terrace.

The villa is totally private and not overlooked by any other property.

The green area directly behind, and connected to the plot is included in the sale giving a total land area of 2150 square meters which is a rarity in this exclusive area of Moraira. The green area can be used as a private garden but not to be developed.

The villa has been constructed using the top quality materials and finishes.

The villa consists of:

Main entrance reached through a pedestrian gate or electrically operated vehicle gate to a large drive with parking leading to a feature hardwood entrance door.

The garage is accessed from the road via a double size electrically operated door with space for four cars and extensive storage areas. The villa can be accessed from the garage by both an internal staircase to the ground floor or a passenger lift serving the ground and first floors.

From the front entrance there is an entrance hallway with feature glass doors leading to the internal courtyard. To the left is the large open plan living and kitchen area.

To the right there are three ground floor bedroom suites and the guest toilet. There is also access to the lift and the staircases with glass balustrades that will take you either up to the first floor or down to the basement allowing easy access to the whole villa.

The kitchen is fully fitted with electrical appliances by suppliers such as Neff, Siemens and Bora. The kitchen is supplied by Creativ Kitchens of Moraira.



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Terrace, Swimming Pool, Garden,  
 Private garage, Gym, Lift,  
 Underfloor heating, Parking,  
 Modernist building, Walk-in wardrobe,  
 Views, Utility room, Storage room,  
 New build, Heating, Equipped Kitchen,  
 Double glazing, Domotic system,  
 Built-in wardrobes, Alarm, Air conditioning

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The lounge is flooded by light from the many windows and has direct access to the internal courtyard and Naya. The lounge is finished with a feature ceiling with concealed LED lighting.

The three ground-floor bedrooms have walk through wardrobes and private bathrooms with shower. All the bedrooms have direct private access to the garden areas.

In the basement there is a multipurpose room that could be utilized as either a gym, cinema room or office.

On the second floor there is a second lounge area with access to a very large terrace.

On this floor is the master suite with walk in wardrobe and bathroom with both freestanding bath and separate rain shower. This bedroom has access to a private terrace.

There is a further bedroom with built-in wardrobes and private bathroom with rain shower and access to a private terrace.

The villa has a semi enclosed open courtyard that leads to the covered Naya with pre-installation for an outside kitchen and directly to the swimming pool.

The garden will be fully landscaped with native trees and plants and a computer-controlled irrigation system.

Underfloor heating with individual control for each room, powered by air source heat pump.

Central air-conditioning system with hidden units providing cool or warm air from ceiling vents.

A mechanical ventilation and heat recovery system providing a filtered airflow throughout the villa with timed control to ensure damp free conditions when the home is empty.

The air-conditioning and underfloor heating systems can be controlled remotely by the Airzone Domotic System by smart phone or tablet.

A hydraulic elevator system serving all three floors of the villa.

LED lighting throughout the home.

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Ceilings prepared for electrically operated blinds or curtains.

Category 6 wired internet system to all major rooms.

Satellite TV cabling to all major rooms.

Hot water flow circuit ensuring rapid service to all taps and showers.

Intercom system to front gates.

External LED lighting system.

Potable water storage tank.

Connection to Moraira's mains drainage system.

3 phase electrical supply.

Top quality large format porcelain floor tiles throughout the property.

The swimming pool equipment and heating and air conditioning main equipment located in an underground plant room.

There is Fibre Optic internet available on the other side of the road and a desiccated conduit has been installed under the road to provide the service to the villa if required.

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