

€3,700,000 House / Villa - For sale

Majestic villa on the Moraira sea front, with luxury finishings and walking distance to the beach and town

Spain » Costa Blanca » Moraira » 03724

4 Bedrooms **3** Bathrooms **495m²** Floorplan **1,229m²** Plot size



Contact us today for more information or to arrange a viewing

+34 965 79 33 63 • javea@lucasfox.es • lucasfox.com • Pl. Adolfo Suarez, 23, Puerto de Jávea, Jávea, Spain

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OVERVIEW

Breathtakingly beautiful villa, in the most prime location in Moraira – walking distance to the beach and to the town centre.

This incredible property was built in a contemporary rustic style in the year 2000; using the best quality local materials and a wonderful Levantina design which gives an Ibiza feel. It features natural Tosca stone boundaries, fine white rendering over rounded edged straight lines and terracotta tiles, which combine wonderfully with the Mediterranean blue in the sea and swimming pool, and lush green gardens.

The property itself is set on a large, private plot measuring 1,229 sqm with huge terraces, plus a lawned garden, with areas to offer both shade and sunshine throughout the day.

The villa is set over three levels: the lower level comprises a driveway with off-road parking for two large cars, double garage with machine room and plenty of storage, bodega, and access to the internal staircase.

The ground floor is the main living area of the villa, with entrance hall, a spacious kitchen with central bar hatch to an 8-seat dining room and terrace access on both sides. The hallway then leads to the living room with sunken chill out area with a feature picture window at pool level, which gives the impression of being within the water; with views that stretch out across the horizon to the Mediterranean Sea. There is access to a covered terrace again on both sides of the property, which ensure that there is always a wonderful breeze, and which also blends the indoor-outdoor living concept seamlessly with the garden and terraces. Also on this level is a guest toilet, and a spacious double bedroom with built-in wardrobes and en-suite shower room.

The upper level of the property offers three double bedrooms and two bathrooms. The two double bedrooms both have private terrace access and built-in wardrobes, with stunning views across the Mediterranean Sea and hillside.

The master bedroom is very spacious, with a full size dressing room and a private bathroom with stand-alone bathtub, walk-in rain shower and private terrace. The bedroom has a private terrace in front, the perfect space to watch the sunrise over the sea in the mornings and the sun set over the mountains in the evenings.



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Waterfront, Sea views, Mountain views, Terrace, Swimming pool, Garden, Private garage, Natural light, Underfloor heating, Parking, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Pet-friendly, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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Bedrooms	Bathrooms	Floorplan	Plot size

The exterior of the property offers as much living space as the inside; with a large covered terrace adjacent to the pool area, with built-in barbecue, ceiling fans, and dining table to seat up to 10 people. There is a second covered terrace, right on the poolside, which has spectacular views over the sea and mountains beyond, plus a third covered terrace with a summer kitchen, which also leads out from the ground floor bedroom.

The fourth terrace is stunningly beautiful, with wooden beamed ceiling and feature fireplace, this terrace offers a cool, shady, private haven of peace on summer days, with a comfortable lounging area, handmade terracotta herringbone tiled floors, a comfortable dining terrace which leads back into the kitchen.

The salt water pool is one of a kind, it measures 63.37 sqm, and features double entrance steps into the pool, a beach lounging area.

Practical features to this property include: underfloor gas central heating, double-glazed wooden windows, hidden integrated hot and cold air conditioning in the bedrooms, salt water filtration system in the pool.

The most spectacular feature of this property has to be its location; just a few steps from El Portitxolet beach and port, and walking distance to Moraira town centre and its spectacular beaches such as El Portet.

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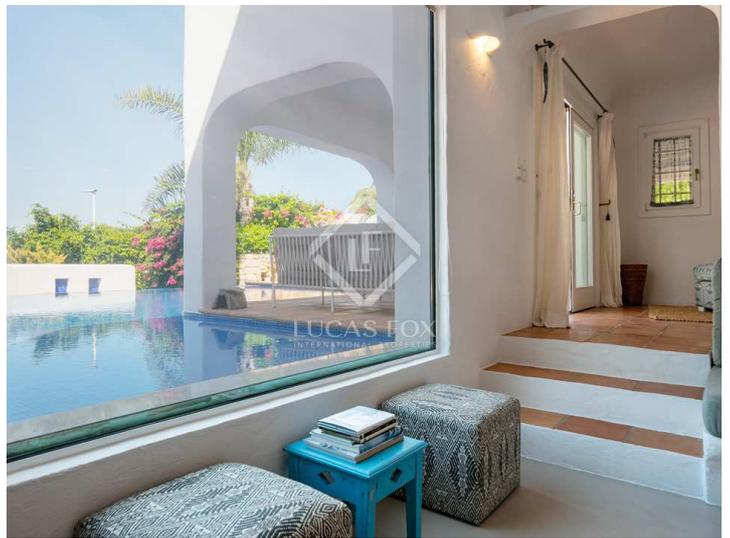
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