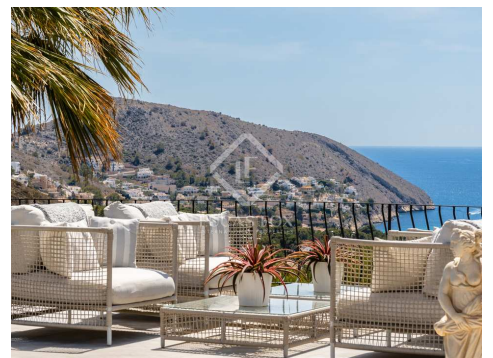


€2,550,000 House / Villa - For sale

## Excellent 5 Bedroom house / villa for sale in Moraira, Costa Blanca

Spain » Costa Blanca » Moraira » 03724

**5** Bedrooms    **5** Bathrooms    **884m<sup>2</sup>** Floorplan    **3,109m<sup>2</sup>** Plot size



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### OVERVIEW

## Stylish and grand 5 bedroom villa for sale in el Portet, Moraira

This magnificent, Spanish villa was designed and built in the 1960's- 70's, as a summer residence. The current owner, with a background in interior design, has renovated it with no expense spared. The house combines opulent features with modern style and comfort. The "wow factor" starts at the front gate!

Located in the hills above the very desirable, high value real estate area of El Portet in Moraira. The views of the bay and the Mediterranean Sea are stunning from every aspect, inside and out.

The entrance to the property is through double gates onto a sweeping driveway, with a detached, double garage and ample parking for several vehicles and a motorhome. The charming, front facade gives the house terrific "kerb appeal". Imposing, rustic wood, double doors open into an expansive, entrance salon with a feature mosaic inlay. This room is a fabulous reception room and houses a grand piano!

The entrance hall leads into the open plan living spaces. The very grand, lounge and dining room has a stunning, carved, marble fireplace which creates a striking, focal point in the room. The fully fitted kitchen is modern with high end, stainless steel appliances and is adjoined by a breakfast area. There are two sets of double doors which open out to the pool and terraces and the living spaces benefit from arched, picture windows which give access to the awesome views. In addition, from the entrance salon, there is a guest cloakroom/WC, a double ensuite bedroom and the master suite.

The master suite is superb. A corridor leads first to the dressing room, completely furnished with rails, racks for shoes and vanity facilities. The luxury bathroom comes with a striking, free standing, marble bath, which was imported from Italy, and a huge walk in shower. The bedroom has ample space for the super- kingsize bed and lounge area with feature fireplace and there are doors opening directly out to the terrace and those stunning views.

From the entrance salon, a spiral staircase takes you down to the lower level. A second living room has access to a private naya with steps into the garden. There are three sumptuous, double bedrooms, all of which are ensuite, and an office.



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Sea views, Terrace, Swimming Pool, Garden, Jacuzzi, Private garage, Mosaic tile flooring, Underfloor heating, Parking, Walk-in wardrobe, Views, Utility room, Storage room, Renovated, Panoramic view, Heating, Fireplace, Equipped Kitchen, Double glazing, Domotic system, City views, Chill out area, Built-in wardrobes, Barbecue, Alarm, Air conditioning

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<b>5</b>	<b>5</b>	<b>884m<sup>2</sup></b>	<b>3,109m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

The house has many luxury modern features. The central heating and air conditioning is a system, found in hotels, designed to achieve ideal room temperatures within minutes. Furthermore, all of the bathrooms have underfloor heating. A noteworthy feature to the house is a high security, "safe" room.

The outside areas and living spaces are simply stunning. A beautiful swimming pool, with Roman steps, is surrounded on three sides by the stone, pillared and arched, naya. The expansive terraces wrap around the side to a further, glazed naya which serves as an outdoor dining area. There is a super, summer kitchen, fully fitted with a range cooker, and a utility room with laundry. Steps lead down to a smaller terrace with a hot tub. This is a special spot for watching the boats go in and out of the bay, under the shade of a lovely pepper tree. Further steps lead to a solid wood pergola, a great spot for respite in the summer months. There is a bodega for wine storage and a bar area for entertaining.

The steps then lead to another garden. Here you will find a charming, wooden, summer house. This has a living room, kitchenette, a bedroom, a bathroom and outside seating. This plot was bought later and added to the property. There is a gated entrance to the plot and a driveway with parking for several cars. This offers the possibility of separating the plots and building a separate, smaller residence.

The gardens are beautifully designed and planted with mature palms, trees and Mediterranean flora. There are some remarkable features, including a series of connecting ponds designed to cascade down the side of the garden. Although, at present, it stands empty for ease of maintenance, it is waiting to be filled with water, Koi Carp and greenery, to bring the garden alive again.

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