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## 4 bedroom Villa in Moraira

Moraira, Alicante, Spain

**949.500 €**

Ref: 547511



Bedrooms  
4

Bathrooms  
3

Build  
500 m<sup>2</sup>

Plot  
801 m<sup>2</sup>

Pool  
Yes

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### Description

Contemporary design Villa for Sale in Moraira. This exceptionally spacious villa close to Moraira has sea views and features panoramic views, sunny gardens with flat landscape and high-quality construction quality. This fabulous villa is located within a zone of new luxury housing in Moraira and benefits a commercial area with a few bars, restaurants and the supermarket in easy walking distance from the property. Property Features: Top urbanization in Moraira street lights, mains drainage, mains gas supply, and below ground phone and electric cables. Under-floor heating and fully air conditioned. Fantastic sea and valley views. Open-plan design with double height entrance hall. Extensive basement still to be completed with 3-meter height ceilings and natural light. Level, fully landscaped plot Open-plan main living area in excess of 80 square metres. Walking distance to amenities. Property Description Situated in the Tabaira area of Moraira in a new urbanisation, surrounded by neighbouring luxury properties. This is the largest property in the entire development with perhaps the most privileged position, offering uninterrupted views across the valleys to the sea and valley views to the North and at the same time as a good degree of privacy. The modern urbanisation is set apart from most other zones in the Moraira area by having the advantage of pavements, wide roads, street lights, mains drainage, below ground telecoms and electricity cables and metered gas as well as bordering onto the neighbour vineyards between Moraira and Teulada. The villa itself has been constructed to a very high standard using modern techniques usually associated with commercial building. The steel reinforced concrete beam structure ensures wide open-plan living spaces with the possibility to place floor to ceiling glass windows or doors in any exterior wall partition in the future with no additional building work necessary. The many features include underfloor heating, solar hot water heating, electric gates, waste treatment unit, large capacity pool heating, three phase electricity, air conditioning, 2.4 m satellite dish, swimming pool fountains and programmable multi-coloured LED pool operated by remote control. Many windows have electrically controlled roller shutters and pull-down mosquito blinds. The extensive accommodation comprises double height entrance porch, large double height glass entrance hall with feature staircase open-plan onto a large kitchen / diner / lounge, this area has a total floor space of 80m<sup>2</sup>. The lounge has built in highly efficient pellet stove, pre-installation for air conditioning. The kitchen is modern with Silestone work surfaces and all integrated appliances including a free-standing American fridge-freezer. Two sets of bifold patio doors lead from the kitchen and hall onto a large shaded veranda terrace overlooking the pool and gardens. The ground floor accommodation also includes a bathroom with walk in shower, sink with vanity unit and WC. There are also two double bedrooms one with direct access out to the rear gardens through sliding glass doors. The impressive open staircase leads up to the first-floor galleried landing which offers extensive views across the valleys to the sea to the south and across the vineyards to the north. The master bedroom is spacious with dressing area, front balcony and a large master en-suite with large sunken bath (with sea views), double sinks with vanity units, shower cubicle and WC. The master bedroom also has a large south facing private terrace that measure 5m x 4m. The other second floor double bedroom is also spacious with its own en-suite bathroom with shower cubicle, sink with vanity unit and WC. This bedroom also has sliding double glass doors out on to its own private terrace. It is possible for a relatively small cost (2k to 3k euros) to join the two existing bedroom balconies to become one large balcony, at the same time creating a shaded naya below. All four bedrooms have air conditioning units. There are stairs from the ground floor leading down to the basement floor which has been designed to allow natural light into all areas, the lintels for window openings are already in place and floors levelled ready for tiling. This basement area has high 3m ceilings and could potentially become the focal point of the property. In total the unconverted basement space measures 220 metre squared, enough space to easily create a further 5 or 6 bedrooms with living room, a spacious 3- or 4-bedroom apartment or as the owner had intended a fantastic leisure space with



a gym, sauna, studio, cinema and two or three guest bedrooms. The rear gardens mainly consist of artificial grass with wooden sleepers separating the flowerbeds that house a wide selection of mature trees and shrubs. The pool is large than average and measure 11 m x 4.5 m, there is also pre-installation for a poolside shower. The driveway to the side of the villa has space for three or four vehicles. An absolutely stunning modern design villa for sale in Moraira, Costa Blanca.

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