



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** 2

**Garden :** Private

**Orientation :** South West

**Views :** Sea views

**Parking :** Private

**House area :** 459 m<sup>2</sup>

**Plot area :** 764 m<sup>2</sup>

**Terraces area :** 146 m<sup>2</sup>

This modern design luxury villa is located in "El Portet", one of the most exclusive and sought-after areas of Moraira, on Spain's Costa Blanca. This privileged enclave is set in a small and picturesque bay, surrounded by hills and natural landscapes that offer a tranquil and private atmosphere. With direct views of the Mediterranean Sea, the villa benefits from its proximity to the beautiful Playa del Portet, a cove with crystal-clear waters and golden sand, ideal for swimming and water sports. El Portet is known for its serene environment and relaxed lifestyle, making it an ideal destination for those seeking luxury and exclusivity in a natural setting.

The villa is also just a short distance from the centre of Moraira, a charming coastal town that combines traditional Spanish charm with modern amenities such as gourmet restaurants, boutiques, and a marina. Additionally, the area is well-connected to other important towns in the region, such as Jávea and Calpe, as well as Alicante and Valencia airports, which are approximately an hour's drive away. The dwelling is distributed over three levels with an open-plan design which maximizes its interior and exterior living experience. Due to these features and the magnificent sea views, it is a perfect example of the sought after Mediterranean lifestyle. It features two separate vehicle access points, ensuring maximum convenience. On the basement floor you will find a very spacious and luxurious Spa area comprising: a sauna, a multipurpose room, an indoor heated swimming pool with massage jets and themed lighting, a toilet and shower. The dwelling is distributed over three levels with an open-plan design which maximizes its interior and exterior living experience. Due to these features and the magnificent sea views, it is a perfect example of the sought after Mediterranean lifestyle. It features two separate vehicle access points, ensuring maximum convenience.

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On the ground floor, we have 1 master bedroom with an en-suite bathroom, a guest toilet and a spacious living/dining room with a fully equipped kitchen. The big window system allows the owner to indulge into the magnificent sea views from the entire ground floor, as well as accessing a very spacious terrace (which is also partially covered) and the infinity overflow heated swimming pool. Last but not least, on the first floor you will find 3 more bedrooms. 2 of them share a bathroom and the other one is a second master bedroom with an en-suite bathroom.

The villa features a modern open-air kitchen, perfect for enjoying outdoor dining in a unique setting. Thanks to its orientation, this space receives sunlight until the end of the day, allowing you to make the most of the long Mediterranean sunsets. The villa is equipped with sun panels for hot water production backed by 2 electric heat-pumps for the hot water and underfloor heating. Both swimming pools are heated via heat-pumps and have an automatic pool cover. The property is protected by a full alarm system and live-view cameras. The entire house including the electric sun blinds, the lights, the air-conditioning and all technical equipment can be controlled through the existing Jung KNX home automation system.



