



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** Private

**Orientation :** N/A

**Views :** Mountain views

**Parking :** Carport

**House area :** 250 m<sup>2</sup>

**Plot area :** 1002 m<sup>2</sup>

✓ Alarm system

✓ Garage

✓ Fireplace

✓ White goods

✓ Central heating

✓ Airconditioning

This lovely villa is located in the Arnella area of Moraira and offers panoramic views from the Penon de Ifach and the sea, across the Sierra Bernia mountain range and all the way to the Montgo mountain in Javea. The villa is distributed over two floors and situated on an inclining plot in a quiet residential cul-de-sac. At the bottom of the plot there is a large garage and an electric vehicle gate which leads you onto the driveway which takes you to the top of the plot where you can park outside the front door. There is also a pedestrian gate with videocom which gives you access to a staircase up to the villa. Through the front door you enter a large hallway, immediately to the right is the guest toilet and then again to the right you will find a large utility/store room and the kitchen. Your guests will go straight through double doors with glass into the spacious living area, immediately they will see the wonderful views. To the left is the lounge area with a feature fireplace and gas fire and double doors leading out to the glazed naya, through an ornate arch is the dining area which also has double doors leading out to the naya. Through another arch is the large kitchen area which has been fitted with painted "Shaker style" cupboards and granite worktops, it includes integrated fridge/freezer, integrated dishwasher, oven, microwave, ceramic hob and a chimney extractor. To the left of the entrance hall is a large understairs cupboard and then access to the master suite which includes a large en-suite bathroom with double basins, shower and a bath and a good size bedroom which has built-in wardrobes and glass doors leading out to the terrace. Up the marble staircase you reach the first floor landing, to the right is double bedroom 4 which has built-in wardrobes, next to it is the house shower room. To the left you will find bedrooms 2 and 3, both double bedrooms with built-in wardrobes and glass doors leading out to a spacious open terrace with excellent views. Externally the property has easy maintenance garden areas, a luxury 10 x 5m pool with a spacious terrace and pool shower, a barbecue terrace with summer kitchen/bar and a parking area with fruit trees. Both the pool terrace and the barbecue terrace offer large storage areas, perfect for storing the garden furniture when you are not there. Under the pool terrace there is a large under-build where the pool pump equipment is installed and also steps down to the garage where you will find a water storage tank which can pump water to the villa if needed. - Key points:- Built 2002- Present owners since 2014- 10 x 5m pool renovated and all terraces retiled in 2022- Gas underfloor heating- Air conditioning in living area and all four bedrooms- Double glazed windows, some with shutters- The majority of the lights are LED- Alarm system installed- State of the art camera system installed- Remote controlled awnings on the glazed naya and the upper terrace- Remote controlled blinds in the naya- Part of the naya has a retractable roof with LED lighting- LED coloured garden lighting- Summer kitchen with Quooker tap with instantaneous boiling water- Fiber internet- Garden with auto irrigation- Annual taxes 1055.78€- Mains drains- Distances:- 3 minute drive to supermarket, baker and chemist- 6 minute drive to town centre, beach and marina- 12 minute drive to golf course- 17 minute drive to motorway access in Benissa- If you are looking for something special do not delay your visit to this superb villa





