



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Yes

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

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

**Plot area :** 270 m<sup>2</sup>

A Stunning New Build Villa for Sale in Moraira Situated in the El Portet Valley, this exclusive contemporary three-bedroom villa (4th bedroom optional) offers panoramic sea views towards the Peñon de Ifach and the Sierra Bernia mountains for breathtaking sunsets. Its prime location ensures easy access to essential amenities, El Portet's beach area, shopping facilities, and the vibrant heart of Moraira's town centre, all just a short 5 to 10-minute drive away. Presently in the construction phase, this modern design villa is part of an exclusive private development of 16 new homes, all of which benefit from private gardens, parking, a car garage, and a private pool with incredible sea views.

**Room Details:**

**Ground Floor** (142.22 m<sup>2</sup> of usable area plus a courtyard terrace): Covered entrance porch Open-plan reception room, dining room, and kitchen with a double-height ceiling Guest toilet Double bedroom with an en-suite bathroom Exterior toilet Barbecue and poolside covered terrace Living space and bedroom both have access to the rear courtyard and pool terrace

**First Floor** (60.31 m<sup>2</sup> of usable area): Gallery hallway with views into the living space Two double bedrooms with dressing areas and en-suite bathrooms External balcony terrace with sea views

**Lower Floor:** Two-car garage of 37.96 m<sup>2</sup> with an internal staircase connecting to the house

**Quality Features:** A gated private residence of luxury homes High-quality machine-cut ceramic porcelain floor tiles (80 x 80) External carpentry crafted from graphite grey anodized aluminium with thermal insulation and double-glazed windows; motorized blinds included in the bedrooms Fully furnished kitchen with white laminated doors, matte lacquer finish, push-opening mechanisms, and soft-close drawers; includes induction hob, oven, and extractor fan All bathrooms and the guest toilet feature tiled surfaces, vanity units, mirrors, porcelain sanitary ware, and thermostatically controlled shower columns Wardrobes with white lacquered doors, hanging rails, shelves, and the option of a shoe rack, drawers, or additional hanging rails Multiroom audio system with a music server in the basement; audio zones in the living room, kitchen, master bedroom, and pool terrace Underfloor heating powered by an aerothermal heat pump, complemented by photovoltaic panels Ducted air conditioning with a heat pump for individual room temperature control TV and network connections in the living room and bedrooms Motorized window blinds in the bedrooms and a motorized garage door Options for pre-installation of car charging facilities and home automation If you have any further requests or need additional revisions, please let us know!



