



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 6

**Bathrooms :** 3

**Swimming pool :** Yes

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

**House area :** 357 m<sup>2</sup>

**Plot area :** 1260 m<sup>2</sup>

A beautifully presented villa with sea views next to the townDiscover this exceptional villa in the prestigious Pla del Mar, where privacy meets convenience. Enjoy sweeping sea views from a spacious, elegantly designed home just a short stroll from Moraira's charming town centre, El Portet beach, and an array of shops and restaurants. Inside, bright and generous living spaces are complemented by hot and cold air conditioning, central heating, and quality finishes throughout. Outside, a sparkling private pool and expansive terrace invite relaxation, while a large garage provides added convenience. A rare opportunity to own luxury in one of Moraira's most sought-after locations.-Property Highlights Prime location on a quiet street in Pla del Mar Walking distance to Moraira town and El Portet beach Sea views toward the Peñon de Ifach Gated driveway and large garage with motorised entry Full electrical rewire (8000 euro) Central heating and hot/cold air conditioning Spacious, well-proportioned interiors Recently installed solar hot water system UPVC double-glazed exterior carpentry Large, sun-drenched gardens with excellent privacy Rooftop solarium with panoramic sea views Elevator access from parking level 11-metre private pool and summer kitchen/barbecue houseProperty DescriptionExperience Mediterranean elegance in this stunning Spanish villa, offering 357.68 m<sup>2</sup> of beautifully designed living space spread across two levels, connected by an elegant internal staircase.Upper FloorThe upper level boasts 189.25 m<sup>2</sup> of usable space (224.77 m<sup>2</sup> constructed), thoughtfully designed for comfort and style. At its heart is an expansive open-plan living, dining, and kitchen area of 81.60 m<sup>2</sup>, seamlessly flowing into a spectacular 34.53 m<sup>2</sup> glazed lounge. Both living spaces enjoy uninterrupted views of the sparkling sea, creating the perfect setting for relaxation or entertaining. This floor also features a welcoming entrance hall with stairwell, a practical kitchen utility area, a luxurious 28.11 m<sup>2</sup> master suite, two inviting guest bedrooms, and a stylish guest bathroom with shower.Lower FloorThe lower level offers 108.51 m<sup>2</sup> of usable space (132.91 m<sup>2</sup> constructed), combining functionality with leisure. Here you'll find another open-plan living, dining, and kitchen space with direct access to the sun-drenched pool terrace. Three comfortable bedrooms, a modern bathroom with shower, and two internal storage rooms provide plenty of convenience, while an additional external storage room/workshop offers flexibility for hobbies or extra storage.Outdoor Area:The villa is surrounded by beautifully landscaped gardens offering complete privacy, with a large gated parking area and 33.25 m<sup>2</sup> garage. To the southwest, you'll find a private 11-metre pool and a covered summer kitchen/barbecue area - perfect for outdoor entertaining.With its generous proportions, thoughtful layout, and breathtaking sea views, this villa is the ideal blend of elegance, comfort, and Mediterranean charm.Don't miss this rare opportunity - contact us today to schedule your private viewing!



