



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 6

**Bathrooms :** 5

**Year built :** 1987

**Swimming pool :** Private

**Garden :** Private

**Orientation :** N/A

**Views :** Sea views

**Parking :** Garage

**House area :** 461 m<sup>2</sup>

**Plot area :** 1000 m<sup>2</sup>

✓ Fitted wardrobes

✓ Dressing

✓ Barbecue

✓ Terrace

Beautiful 6 bedroom villa, ideal for two families or one large family.

The villa is quietly situated on a hillside and has fantastic views, and yes, there are steps leading down to the living room and pool area. This adds to the unique character of the villa. The owners have made sure that the steps are safe and comfortable, and we are sure that the breathtaking views will be worth it.

You can choose from two separate living areas with their own kitchen, living room and bedroom, or combine them to make a spacious six bedroom villa.

You enter the villa through a large covered naya with two separate seating areas to enjoy the beautiful views. There is a large living room of 8.4m<sup>2</sup> with fireplace. A separate dining room of 4.5m<sup>2</sup> with double patio doors to the courtyard. A fully fitted kitchen of 5.3m<sup>2</sup> also has a door to the courtyard and another door to the garage, where you will also find a utility room. Furthermore, you have 3 spacious bedrooms, all with fitted wardrobes and 2 with en-suite bathrooms.

The lower floor of the villa is reached via a staircase to the pool terrace and a large pergola with barbecue and a seating area next to a large 3 x 1.5 meter pool. The terrace has sun all day and offers beautiful views.

On this floor you will find a very spacious area with a living room, dining room, kitchen, 1 master bedroom with dressing area and en-suite bathroom. There is a separate bathroom for the next bedroom. Then there is another bedroom where a bathroom can be installed if necessary. This has been largely renovated (2020). At the rear of the house there is a spiral staircase that connects the two floors. A lift could be installed here to make it a spacious family villa.

The villa offers sea views, where you wake up from every floor with breathtaking views of both the sea and the mountains. Large garage - 10 x 5 pool and various terraces to enjoy the sunset. There is a spacious driveway for 4 or 5 cars at street level with electric gates.

This property also offers excellent rental potential and has a tourist license.

There is an option to purchase the adjacent plot of 1,000 m<sup>2</sup>.

[info@max-villas.eu](mailto:info@max-villas.eu)

[www.max-villas.eu](http://www.max-villas.eu)



+34 966 499 098

