



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Garage

**House area :** 396 m<sup>2</sup>

**Plot area :** 1200 m<sup>2</sup>

Mediterranean-style villa located in an elevated position, offering 180° panoramic sea views from Moraira to Calpe. A highly private property, ideal for those seeking space, functionality, and unobstructed views.

**Main level – 176 m<sup>2</sup> interior + 62 m<sup>2</sup> enclosed terrace**

Open-plan layout connecting the living room, dining area, and kitchen, with large panoramic windows facing the sea, providing maximum natural light.

Includes two double bedrooms (one with en-suite), a study (with potential to convert into a third bedroom), an additional full bathroom, and a separate laundry room.

Direct access to a spacious enclosed terrace featuring a fully equipped outdoor kitchen, ideal for year-round use. This area also connects to an open-air terrace on the same level and the pool area.

**Lower level – 120 m<sup>2</sup>**

Completely independent guest apartment with living room, fully equipped kitchen, double bedroom, full bathroom, and guest WC. It has a private entrance and direct access to the pool terrace.

**Exterior:**

Private plot with low-maintenance Mediterranean garden

38 m<sup>2</sup> kidney-shaped swimming pool

Chill-out area

Enclosed garage

Elevator connecting the parking area to the main level

**Technical Features:**

Air conditioning

Central gas heating

Security system with video surveillance

Installed photovoltaic solar system

High-quality double-glazed exterior carpentry

Optimal orientation for all-day sun exposure and total privacy

A unique opportunity to acquire a turnkey luxury villa with unmatched views and all the features for comfortable living or a secure, high return investment on the Costa Blanca. [www.max-villas.eu](http://www.max-villas.eu)



