



Property type : Villa

Location : Moraira

Bedrooms : 4

Bathrooms : 3

Swimming pool : Yes

Garden : Private

House area : 215 m²

Plot area : 794 m²

- ✓ Close to sea
- ✓ Central heating
- ✓ Airconditioning

- ✓ Fireplace
- ✓ Utility room

- ✓ Barbecue
- ✓ Terrace

Discover this stunning villa in the serene and exclusive area of Pinar de Advocat, one of the most sought-after neighborhoods in Moraira. Nestled on a quiet cul-de-sac, this property offers an unmatched combination of privacy, luxury, and versatility. It is the perfect choice for those seeking a multigenerational residence, a profitable investment, or an exclusive vacation home on the Costa Blanca. This unique villa is divided into two independent living units, each with its own entrance, making it an ideal option for multiple families or as a highly profitable rental investment. The villa features a thoughtfully designed layout across two independent levels, each optimized for maximum comfort and functionality. The upper floor, equipped with gas radiator heating, houses two spacious bedrooms filled with natural light, providing a warm and inviting atmosphere. The fully equipped kitchen is perfect for gastronomy enthusiasts, while the elegant living room with a fireplace invites relaxation and tranquility. The separate dining room opens to a generous terrace with spectacular sea views, the perfect setting to start the day with a coffee or to enjoy an unforgettable sunset. On the ground floor, there are two more bedrooms, each with a warm and character-filled ambiance. The modern bathroom, elegantly finished, is equipped with all necessary amenities. The independent kitchen and dining area have direct access to a private terrace overlooking a lush Mediterranean garden filled with fruit trees, creating an idyllic and tranquil environment. The exterior of the villa is a true Mediterranean paradise, an oasis of tranquility and relaxation. The lounging area invites you to enjoy moments of peace or social gatherings with family and friends. The covered barbecue and summer kitchen add charm and convenience, making long outdoor nights even more enjoyable. The beautiful private pool (8 x 4 m), surrounded by a spacious sun terrace and Mediterranean vegetation, offers a refreshing retreat on warm days. This villa is not just a luxurious retreat, but also an excellent investment opportunity in one of the most exclusive and sought-after areas of Moraira. Moraira is known for its stunning beaches, picturesque marina, upscale restaurants, and charming atmosphere, and this villa enjoys a prime location close to all essential services. For families with children, the area offers high-quality educational institutions, such as the Lady Elizabeth School in Benitachell, a prestigious international private school just a 15-minute drive away, and the Xàbia International College in Jávea, located 25 minutes away and recognized for its high academic standards. For local primary education, the Colegio Público Cap d'Or in Moraira is an excellent choice, just a 5-minute drive away. The region also boasts excellent healthcare facilities. The Moraira Health Center, just 5 minutes away, provides primary medical care, while the Marina Salud Hospital in Denia, a modern hospital with 24/7 emergency services, is located 30 minutes away. Additionally, the Benissa Clinic, 15 minutes away, offers specialized private medical care for those seeking a more exclusive service. In terms of accessibility, the villa is strategically located with easy access to the region's main airports. Alicante-Elche Airport (ALC) is approximately a 1-hour drive away, while Valencia Airport (VLC) is about 1 hour and 15 minutes away, ensuring convenient and efficient national and international connections.



