



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Yes

**House area :** 212 m<sup>2</sup>

**Plot area :** 693 m<sup>2</sup>

✓ Close to sea

✓ Utility room

✓ Fireplace

✓ Terrace

✓ Central heating

✓ Airconditioning

In the exclusive residential area of La Sabatera in Moraira, just a few minutes' walk from the town center and its beaches, this villa combines Mediterranean tranquility with the comfort of a privileged location. With beautiful sea views and surrounded by amenities, this property presents itself as a unique opportunity on the Costa Blanca. The home features 212 m<sup>2</sup> built on a 693 m<sup>2</sup> plot and is distributed over two levels. On the main floor, we find two double bedrooms, each with its own en-suite bathroom, in addition to a bright living-dining room that connects directly to the upper terrace from which pleasant views of the Mediterranean can be enjoyed. On the lower floor, there is a third independent bedroom with a full bathroom and direct access to the pool area, an ideal space for guests or even to create a private apartment with complete privacy. The exterior offers a private pool surrounded by sunny terraces, an outdoor shower, and various covered and uncovered areas that allow enjoyment of the Mediterranean climate throughout the year. Additionally, the property is equipped with hot/cold air conditioning, electric radiators, double-glazed windows, a storage room, and private parking. Thanks to the spaciousness of the plot and the configuration of the home, there is the possibility to add a fourth bedroom and make design improvements that increase the value of the property, making it a perfect option as both a permanent residence and a real estate investment in Moraira. With the tranquility of an established community, proximity to the town center, and the opportunity for renovations to customize each space, this villa in La Sabatera represents one of the best current opportunities in the market for villas for sale in Moraira with sea views.



