



**Property type :** Villa

**Location :** Moraira

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Yes

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

**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, lies this villa that combines Mediterranean tranquility with the convenience 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 boasts 212 m<sup>2</sup> built on a plot of 693 m<sup>2</sup> and is distributed over two levels. On the main floor, we find two double bedrooms, each with its own en-suite bathroom, as well as a bright dining-living room that connects directly with the upper terrace, where pleasant views of the Mediterranean can be enjoyed. On the lower floor, there is a third independent bedroom with a complete bathroom and direct access to the pool area, an ideal space for guests or even to create a private apartment with total privacy. The exterior offers a private pool surrounded by sunny terraces, an outdoor shower, and various covered and uncovered areas that allow for enjoying the Mediterranean climate year-round. Additionally, the property has hot/cold air conditioning, electric radiators, double-glazed windows, a storage room, and private parking. Thanks to the spaciousness of the plot and the layout of the home, there is the possibility to add a fourth bedroom and make design improvements that will increase the property's value, making it a perfect option both as a permanent residence and as a real estate investment in Moraira. With the tranquility of an established development, proximity to the town center, and the opportunity for renovation 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.



