



Luxury villa with sea views located just a few minutes from El Portet beach

MORAIRA

1,995,000€

ID # CB8145



263m<sup>2</sup>



5



4



1000m<sup>2</sup>



- Swimming pool: Private
- Terrace
- Mountain views
- Sea views
- Garage
- Storeroom
- South facing
- Airconditioning
- Automatic doors
- Near the beach
- White goods
- Aerotermica
- Luxury property

Lexington Realty

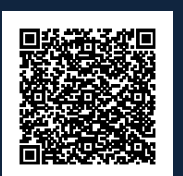
C/ Finlandia 19, Bl. 1, Loc. 2  
Commercial Centre Gran Alacant  
03130 Santa Pola, ALICANTE

Contact us

W: [www.lexington-realty.com](http://www.lexington-realty.com)  
T: +34 966 69 51 52  
M: [contact@lexington-realty.com](mailto:contact@lexington-realty.com)







## Description

### Extraordinary villa in Moraira within walking distance of beautiful beaches and the city centre!

This exceptional property is distributed over 2 floors and offers a luxurious lifestyle. On the main floor, there is a spacious and bright living room that connects perfectly with the open kitchen equipped with a kitchen island. There is also a comfortable guest toilet and a bedroom with en-suite bathroom. All the rooms on this level overlook a spectacular terrace with a 12x4.5 m swimming pool, ideal for spending unforgettable moments outdoors.

On the first floor (124.14 m<sup>2</sup>) there is another guest toilet and 3 beautiful bedrooms, each with its own bathroom and private terrace. Here you can relax and enjoy the breathtaking views while savouring the tranquillity of the surroundings.

This villa is furnished to the highest specifications and high quality details, including burglar-proof glass windows, fully equipped kitchen with Siemens appliances, Roca bathrooms and fittings, LED lighting, aerothermal system for hot water and underfloor heating, ducted air conditioning (hot/cold) throughout, built-in wardrobes, electric roller shutters, internal alarm, pre-installation of external alarm and security cameras. It also has a 12x4.5m swimming pool, a well-kept garden with automatic irrigation system and automatic gates.

Energy class A and south-west orientation. This villa is a true gem that combines energy efficiency with stunning design.

Don't miss the opportunity to make this beautiful villa your new home, contact us today to find out more about this stunning property and start living the lifestyle you've always dreamed of!

## Location

Moraira, Costa Blanca North, Alicante

Moraira is a charming coastal town located in the province of Alicante, on the Costa Blanca in Spain. Nestled between the popular tourist destinations of Calpe and Javea, Moraira offers a relaxed and upscale atmosphere, picturesque landscapes, and beautiful beaches.

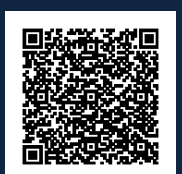
One of the main attractions of Moraira is its coastline, which features a series of small sandy beaches and secluded coves. The main beach, Playa de l'Ampolla, is a sandy beach with clear blue waters, ideal for swimming and...

### Lexington Realty

C/ Finlandia 19, Bl. 1, Loc. 2  
Commercial Centre Gran Alacant  
03130 Santa Pola, ALICANTE

### Contact us

W: [www.lexington-realty.com](http://www.lexington-realty.com)  
T: +34 966 69 51 52  
M: [contact@lexington-realty.com](mailto:contact@lexington-realty.com)





**Lexington Realty**

C/ Finlandia 19, Bl. 1, Loc. 2  
Commercial Centre Gran Alacant  
03130 Santa Pola, ALICANTE

**Contact us**

W: [www.lexington-realty.com](http://www.lexington-realty.com)  
T: +34 966 69 51 52  
M: [contact@lexington-realty.com](mailto:contact@lexington-realty.com)

