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0034 666 271 461

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## 3 bedroom Villa in Moraira

Moraira, Alicante, Spain

1.175.000 €

Ref: 746840



Bedrooms  
3

Bathrooms  
2

Build  
238 m<sup>2</sup>

Plot  
420 m<sup>2</sup>

Pool  
Yes

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### Description

#### MORAIRA'S ULTIMATE BEACH DESIGNER VILLA

Experience modern luxury in this stunning villa, perfectly positioned just a short stroll from the sandy beaches and vibrant amenities of La Cometa. This exclusive property combines contemporary design with an unbeatable location, offering convenient access to shops, restaurants, and leisure venues.

Within short walking distance are La Ampolla and Les Platgetes beaches, as well as Moraira town and the picturesque Cala Andrago cove, known for its charming seaside bars and dining options.

#### Sophisticated Interior Spaces

The main floor is dedicated to open-plan living and connection with the Mediterranean climate. A vast living room is the heart of the home, framed by full-height glass sliding doors that effortlessly link the space to two distinct outdoor zones: a quiet internal courtyard and the sun-drenched, south-facing pool terrace. Towards the rear, the open-plan kitchen and dining room provides direct access to an alfresco dining and garden area. This floor is completed by a guest toilet and a practical utility room, discreetly housing the washer, dryer, and extra storage.

The upper floor is a private sanctuary. The beautifully proportioned master bedroom suite commands the front, featuring extensive fitted wardrobes, a sleek contemporary shower room, and a private balcony terrace with captivating sea views. To the rear, bedrooms two and three are well-appointed with fitted wardrobes and share access to a charming patio terrace, along with a shared modern guest bathroom.

#### Private & Low-Maintenance Gardens

Set on a fully enclosed and totally usable flat plot, the outdoor areas are designed for both enjoyment and simplicity. The focal point is the secluded 9.5 meter rectangular pool (with pre-installation for heating), bordered by a stylish, shaded lounge area. Adjacent is a delightful dining and barbecue terrace, perfectly shaded by a sail. The garden features mature palms and Mediterranean planting over gravelled areas, ensuring minimal maintenance while retaining a lush ambiance. Secure, motorised gates provide access to a private, gated parking area for two vehicles.

#### Premium Features & Specifications

This exceptional property is offered fully furnished and equipped (vendors will only remove personal items). Key specifications include:

Whole-house climate control via an energy-efficient aerothermal heat pump. Water-system underfloor heating throughout both levels. Ducted hot and cold air conditioning. Motorised shutters and fabric blinds in all main living areas and bedrooms. Advanced lighting system, including internal mood lighting and timer-controlled garden lighting. A dedicated utility room plus extensive external storage, including a large facility below the pool terrace.





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