

Villa for sale

Villa For Sale

Villa for sale type unknown

Price: €1,295,000

Bedrooms: 4

Bathrooms: 4

M2 Living: 342²

M2 Plot: -

M2 Terrace: -

Address: MoraIra,

EXCLUSIVE TO OCEANVIEW ESTATES This is a beautiful example of modern living, situated in one of the most sought after coastal towns on the Costa Blanca. Moraira is situated in the stunning mountainous north-eastern tip of the region and is conveniently placed approximately 90 kilometres between the airports of Valencia and Alicante, to the north and south, respectively. The Balearic Islands are within easy reach from the nearby ferry port of Denia. This extraordinary piece of architecture was designed by award winning architects BAC of Valencia and was completed in late 2018. The design, built on a south facing, flat plot, makes optimum use of the glorious and abundant Costa Blacan sunshine, creating a wonderful light filled and perfectly livable space with breathtaking views of the Mediterranean Sea and the magnificent mountain ranges to the east and west. The villa enjoys all day sun, thanks to its perfect position and elevation. As stunning as the location is, the villa also boasts great proximity to local shops and is within close walking distance to the town centre. With an array of restaurants, cafes, shops, local services and beautiful beaches, within easy reach, this property really does offer the best of everything. The villa has underfloor heating supplied by a Daikin Altherma 180 litre heat pump, and Mitsubishi ducted air conditioning throughout, controllable by zone. Hot water is supplied by solar panels and a 300 litre capacity tank. Exterior The villa is situated on a south-facing, fully landscaped plot of 1095 m2. A beautiful, handcrafted dry stone wall, complete with a line of mature palms and Eugenia, borders the plot and provides privacy from neighbours. There are two accesses to the property; one from Calle San Sebastian and one from Calle Salamanca. Both accesses are via automated sliding gates with an Intercom system. Both accesses provide ample capacity for multiple cars and a boat. The south-facing pool terrace, paved with 'Ceramicas Mayor' anti-slip tiles, includes a summer kitchen and outdoor shower. The pool itself is 4.5m x 9m, heated and has a direct view of the Mediterranean Sea through the glass panels surrounding the terrace. The pool pump and chlorination system are of the Astral brand. There is a separate al fresco area to the west of the property, with direct access to the indoor kitchen via sliding doors. The separate machine room and laundry are situated adjacent to the car port, housing the high efficiency Daikin Altherma 180 litre heat pump which takes care of the underfloor heating with no need for gas or other fuels. Plumbing provision has been made for a washing machine and dryer. Bedroom 1, Ground Floor Bespoke fitted wardrobes; double glazed full length 'Raynaers' windows with security glass, automatic persianas ('Somfy' brand) and retractable mosquito screens; ducted air conditioning with control panel; underfloor heating; walnut colour doors with hidden hinges and magnetic close ('Puertas Castalla' brand). Bathroom 1, Ground Floor White 'Villeroy & Boch' suite; 'Hansgrohe' thermostatic shower;

underfloor heating; spacious. Hallway Features stainless steel staircase; light, bright and airy. Living room / diner Spectacular southerly views over pool terrace to town of Moraira, Calpe Rock, Mediterranean Sea and mountain ranges; ducted air conditioning; underfloor heating; double glazed full length sliding doors, opening onto pool terrace. Kitchen Contemporary bespoke kitchen designed and manufactured by Italian kitchen makers 'Record'. Comprises large central island, complete with Bosch appliances (fridge, dishwasher, two ovens, induction hob, plate warmer and microwave); silastone work surfaces; pop-up sockets; ducted air conditioning; underfloor heating; double glazed full length sliding doors, opening onto second alfresco area. Bedroom 2, First Floor Stunning sea and mountain view with a private balcony to enjoy the view from; Bespoke fitted wardrobes; double glazed full length 'Raynaers' windows with security glass, automatic persianas ('Somfy' brand) and retractable mosquito screens; ducted air conditioning with control panel; underfloor heating; walnut colour doors with hidden hinges and magnetic close ('Puertas Castalla' brand). En Suite White 'Villeroy & Boch' suite; 'Hansgrohe' thermostatic shower; underfloor heating; spacious. Bedroom 3, First Floor Stunning views of Calpe Rock, Mediterranean Sea and mountain ranges; Bespoke fitted wardrobes; double glazed full length 'Raynaers' windows with security glass, automatic persianas ('Somfy' brand) and retractable mosquito screens; ducted air conditioning with control panel; underfloor heating; walnut colour doors with hidden hinges and magnetic close ('Puertas Castalla' brand). En Suite White 'Villeroy & Boch' suite; 'Hansgrohe' thermostatic shower; underfloor heating; spacious. Master Bedroom, First Floor Breathtaking, 'wow factor' views of town of Moraira, Calpe Rock, Mediterranean Sea and mountain ranges to east and west of property; Walk In robe complete with bespoke carpentry; double glazed full length 'Raynaers' windows with security glass, automatic persianas ('Somfy' brand) and retractable mosquito screens; ducted air conditioning with control panel; underfloor heating; walnut colour doors with hidden hinges and magnetic close ('Puertas Castalla' brand). Master ensuite This spectacular room also boasts an incredible seaward view over the town of Moraira, Calpe Rock and the mountain ranges. Master ensuite comprises white 'Villeroy & Boch' suite including a bathtub; 'Hansgrohe' thermostatic shower; underfloor heating; spacious. Landscaping Light, bright and airy, the landscaping looks out to the eastern mountain range, Cap d'Or from full-length double glazed windows. Amenities Air Conditioning Automatic blinds Automatic gate Balcony Beautiful open views Central heating Close to amenities Luxury kitchen Parking Sea Views Spectacular views Top Brand Installations Key Features Beds: 4 Baths: 4 Plot Size: 1095 m2 Living Area: 342 m2 Terrace: Large Terraces m2 Parking: For 4 Cars Heating: Under Floor Built In: 2018

