

Villa new build for sale

Villa For Sale

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Price: €3,680,000

Bedrooms: 6

Bathrooms: 7

M2 Living: 908²M2 Plot: 1715²

M2 Terrace: -

Address: Moraira,Alicante

Directly from the builder, Exclusive project of modern newly built villa for sale with sea views in El Portet de Moraira on the Costa Blanca of Alicante, The villa is distributed over 3 floors joined by a panoramic elevator for 6 people and an internal staircase, built on a plot of 1,715 m2 and with a constructed area of 908.65 m2 (639.15 m2 of living area), 269 square meters of terraces, facing southeast, the house is distributed in five bedrooms with private en-suite bathrooms, two toilets, two living rooms, dining room , equipped kitchen, laundry, garage, two 51 m2 outdoor pools and a heated indoor 18.75 m2.

First floor with beautiful views of the valley and the extensive and beautiful garden of the Villa, it has a sports area of more than 90 m2, with gym, toilet, multi-function shower, dry and wet sauna, heated pool with hydro-massage and counter-current swimming . On this floor, we also have a laundry room fully furnished and equipped with electrical appliances, a 20 m2 warehouse and a room for facilities that also has access from the outside for maintenance services.

Second floor for the sleeping area with access to the gardens and a pool designed for swimming. On this floor we have two options:

First option, a living room of about 32 m2, 4 bedrooms with en-suite bathrooms and the main room with an en-suite bathroom and a dressing room of 65 m2 with wonderful views of the Moraira bay and the valley formed between the mountains.

Second option, the living room is reduced, remaining as a distributor and creating another bedroom to which the independent bathroom is incorporated, for its exclusive use.

All the rooms, except one, enjoy excellent views of the sea or the valley and the mountains and range from 20 m2 to the main one with 65 m2. They all have a bathroom and dressing rooms or fitted wardrobes. They all have

Third floor, with direct access from the outside for both vehicles and people, is distributed in the entrance hall with a clothes-street wardrobe and a guest toilet, 99 m2 of living room - dining room - fully equipped kitchen and modern style fireplace and minimalist. From this floor there is access to the terrace with

infinity pool that incorporates two large sun loungers inside and hydromassage, a barbecue, summer kitchen and 1 toilet. From this floor the views are truly incredible with a view of the blue sea with the Peñón de Ifach in the background,

All levels of Villa Felicitas and the plot are connected by the gardens formed on different levels, all of them communicated by paths and stairs and ponds joined by small waterfalls, which whisper to your ears.

The villa is located in the Peña del Aguila in the El Portet de Moraira area, from Villa Felicitas you will enjoy both the East and the South, the exciting and at the same time, serene view of our Mediterranean sea. To the East, on clear days, on the horizon, you can see the islands of Ibiza and Formentera. To the South the Moraira Bay, the Peñón de Ifach and the Serra Gelada. Inland to the Southwest with the Serra de Bernia, to the North with the Serra del Montgó and between both the view of a large valley filled with green pine forests, fields of crops, houses and villages.

The villa has:

Aluminum windows with thermal break, lacquered in color, double-glazed with low-emissivity air chamber. Motorized blinds in all rooms.

Built-in cabinets with folding doors, lined and lined internally, with mezzanine, hanging bar, drawers and shoe rack.

Design kitchen with low and high cabinets, wood finish, self-braking system for closing and opening with a fingernail.

LED lighting. KRION countertop with sink, recessed ceiling hood, induction hob, stainless steel pyrolytic oven, microwave with integrated stainless steel grill, refrigerator, freezer, dishwasher and wine cooler.

Domotic, for the management and control of lights, blinds, blinds, and air conditioning throughout the house, both underfloor and air heating.

Panoramic elevator for 6 people of the latest generation highly efficient and functional.

Aerothermics. System that takes advantage of the energy existing in the outdoor air, transforming it into energy, with high energy efficiency at low cost, maximum reliability, durability, advanced control software and careful with the environment.

The Aerothermal will generate the production of domestic hot water, the hot and cold air conditioning through ducts, with independent control by thermostat and grids in each cabin.

Underfloor heating. Thus creating better comfort and energy savings.

Hot water recirculation system, which allows you to have hot water at your tap without having to wait, saving water and energy.

Softener, to protect your health, the facilities, the electrical appliances, the sanitary ware and the lime taps.

SECURITY

Internal alarm system, consisting of a tactile keyboard, wired infrared detectors, siren and communication module with alarm center.

Installation of Safe.

Installation of video intercom with touch color monitor, hands-free and WIFI. It incorporates an application for IOS and Android, so that from your Smartphone, you can not only answer and open the doors from the sofa but you can do it from anywhere in the world. It also allows you to control the camera of the video intercom system or open the doors without the need for keys.

EXTERIOR ZONES

Pedestrian accesses to the plot by means of a metal door and wheeled accesses by motorized door.

Parking area for three vehicles.

Green areas, with native vegetation and natural grass or artificial grass, equipped with automatic irrigation.

Lighting of outdoor areas with LED-type luminaires.

The swimming pools, one of them overflowing and with sun loungers and hydro-massage, will be covered in stoneware. With chromotherapy by RGB system and with chlorinator by salt electrolysis, which generates chlorine from salt dissolved in water, achieving antiseptic properties for eyes, skin and nose, a more efficient disinfection and avoiding the use of highly toxic products. They will also be equipped with an automatic PH controller, which automatically controls the PH level and the O.R.P. system. It measures the oxidation of water and controls the activation of the chlorinator, preventing the water from becoming corrupted and facilitating its cleaning and maintenance.

Outside shower.

Barbecue area with bench and integrated sink.

Flooring with non-slip material.

SPA AREA

Heated pool, with counter-current swimming and Hydromassage. With chromotherapy by RGB system.

Dry sauna and Wet sauna.

Large single-lever shower with spray head

Recessed ceiling with rain functions, central jet and waterfall.

Moraira between Benissa and Javea, is a small fishing village and is located north of the Costa Blanca. Moraira has not forgotten its roots, although has grown in recent years, becoming one of the most popular destinations on the Costa Blanca is not affected by high-rise buildings.

Moraira is one of the most exclusive and pleasant places to buy your home on the Costa Blanca.

It has all the charm of a fishing village, nestled between mountains and vineyards.

The crystalline waters of the beaches and coves of Moraira are of fine sand and rock, where swimming is safe and pleasant, you can practice diving, fishing, paddle surfing, sailing, at El Portet beach, De L'Ampolla beach, Les Platgetes, Cala Cap Blanc, Cala Andragó, Cala Portitxol, Cala LLebeig. Moraira lives involved all year round with its sea.

