



Price: €2,300,000

Bedrooms: 4

Bathrooms: 4

M2 Living: 403<sup>2</sup>M2 Plot: 815<sup>2</sup>

M2 Terrace: -

Address: Moraira, Spanje

Exclusive modern designer villa for sale with stunning sea views and only 50 meters walk to the famous sandy beach El Portet in Moraira, designed by the architect Dalia Alba. The villa has a privileged location, just 50 meters from the beautiful, well-known sandy beach, El Portet in Moraira. The villa with large windows is aimed to enjoy every room with spectacular views of the sea and the Peñon de Ifach in Calpe, the symbol of the Costa Blanca. Through the large windows both below and above give a large range of light, which connect the large living room and the luxury kitchen with island and the light office and the view of the garden with the infinity pool and the sea. On the first floor is the sleeping area with 3 bedrooms. From each there is a spectacular view of the sea. Another detail that stands out is the inner patio with vertical garden and with a curtain wall for 3 heights. This patio is the perfect place for a sculpture and gives this villa a special design and at the same time offers an important light source on the ground floor. The villa is built with the best materials, luxury kitchen with island and office space. The bathrooms are equipped with Italian designer furniture from Kartell and Laufen. This modern villa is situated on a flat plot. The access via a side street brings us directly to the entrance of the double garage, which from there to the spacious space of this floor. This space is offered as a fitness room, home theater or guest house. A beautiful interior staircase made of visible concrete with footprints of oak and risers is another point of visual attraction together with the glass wall with three floors. Through this wall this design villa gets a lot of light to show off modern artworks. The outer aluminum carpentry from Schüco and Lessframe with its particularly fine, high-quality profiles give a special appearance. From the living room and the kitchen is accessible via a sliding door to a covered terrace and the surroundings of the infinity pool with beach. This beach is covered with 10 cm of water. LED lighting with changing colors gives the pool a cozy night life. All extras include underfloor heating, air conditioning channels and domotics for lighting, controllable from your iPhone. For the interior design we recommend the designer and interior designer Luna ALBA, who turns your design villa into a warm and comfortable home. This luxury villa with Mediterranean charm is gaining even more thanks to the proximity of the El Portet sandy beach, which is only 50 meters away. Here are the typical beach bars and invite you to forget the day with a drink and some tapas. The

Portet area is the most prestigious area of Moraira. Moraira is a typical fishing village with a yacht club and a variety of restaurants. In this city the buildings have only 4 levels. Moraira is surrounded by hills and has an abundance of vineyards. In Moraira you can enjoy 300 days of sun and few days of rain. Moraira has a permanent population of 10,000 inhabitants. This figure can rise to 36,000 in the summer. The most important visitors to Moraira are Spanish, Dutch, Germans, Belgian, French and British. Price € 2,300,000

