



REF: # 11542

CALPE/MORAIRA



INFO

PRICE:	1.775.000 €
PROPERTY TYPE:	Villa
CITY:	Calpe/Moraira
BEDROOMS:	5
Bathrooms:	5
Build (m2):	598
Plot (m2):	1.740
Terrace (m2):	-
Year:	-
Floor:	-
Old price	-



DESCRIPTION

For sale in Moraira, El Portet is a luxurious villa situated in a serene residential area. It is located just 1.2 km (14 minutes' walk) from the exclusive El Portet Beach and 1.6 km from the Moraira town center, offering a wide range of services, a magnificent Yacht Club, and stunning beaches. This modern Mediterranean-style villa boasts magnificent sea and Peñón de Ifach views, maximum privacy, and all-day sun exposure due to its south-facing position. Situated on a corner plot of 1,740 m², this villa has a total built-up area of 620 m², distributed over two floors and a semibasement. The main floor is accessed through a fantastic 40 m² interior patio and features three bedrooms (20 m² + 20 m² + 12 m²), two en-suite bathrooms, a 10 m² laundry room, a 30 m² kitchen with island and direct access to the exterior, a 35 m² dining room, and a 60 m² living room (with fireplace) that merges with a 10 m² bar (lounge). Additionally, there is an open 30 m² area currently used as a dressing room but could function as a TV room or auxiliary lounge. The upper and lower floors are accessible via internal stairs. The upper floor features a 20 m² bedroom with an en-suite bathroom, which leads to a 30 m² chill-

out room (currently a music room equipped with an auxiliary kitchen), with a 35 m2 terrace and a 30 m2 terrace (with automatic awnings). On the ground floor, there is a 25 m2 bedroom with an en-suite bathroom, an 80 m2 multipurpose room currently serving as a gym, billiard area, spa, heated indoor pool (currently unused), and sauna. The multipurpose room connects to an impressive 40 m2 porch that merges with the exterior terrace of 120 m2 (+ large grass areas), where there is a 13x6 meter rectangular saltwater pool and a 20 m2 barbecue summer kitchen perfectly equipped and an outdoor toilet. This property stands out for its beautiful decoration, luminosity, and spaciousness. It is equipped with central heating and air conditioning (8 splits, hot and cold). It also has an impressive 70 m2 garage that can accommodate several vehicles, with direct access inside the house, and ample outdoor parking areas for several vehicles (+4). The garden is beautiful and provides maximum privacy to this residence. Additionally, it is equipped with an automatic irrigation system. Without a doubt, this is a unique property in many aspects.



VIEWS	PARKING	HEATING	ENERGETIC CERTIFIED
<ul style="list-style-type: none"> Panoramic views Sea views 	Garage no Cars : 1 <hr/>	<ul style="list-style-type: none"> Central gas heating 	 <p>The image shows a vertical energy efficiency scale with seven horizontal bars, each with a letter from A to G. The bars are colored in a gradient from dark green at the top to red at the bottom. A green vertical bar on the right side of the scale is labeled 'IN PROGRESS' vertically.</p>

"OUR EXPERIENCE IS YOUR GUARANTEE"