



	<b>3</b>		<b>3</b>		<b>270m<sup>2</sup></b>		<b>644m<sup>2</sup></b>
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Ref: 007855

**1,090,000 €**

*Pla del Mar (Moraira)*

Villas Plots presents you exclusive this lovely Villa located in "Pla del Mar", the most residential area of Moraira, which offers privacy and exclusivity. The villa is located a short distance from the town of Moraira and its beaches and offers stunning views of the sea and the Peñón de Ifach. This south facing villa offers on a 697 m2 plot on 2 levels with a total of 270 m2 living space, large terraces (aprox. 130 m2), a great patio with BBQ and summer kitchen in front of the house (aprox. 100 m2) and a large additional sun roof terrace with a great view of the Peñón de l'fach and the sea (aprox. 43 m2). The main living area includes: 1 guest toilet, a large living/dining room and a large kitchen with direct access to the garage (so the groceries arrive directly in the kitchen). Furthermore, there are 2 bedrooms in the main living area, each with an en-suite bathroom. Direct access to the large beautiful terrace with access to the level with pool shower and a lovely garden with lawn, palms and bushes is available from the living/dining room as well as from one bedroom. A staircase at the main entrance leads up to the first floor where the very large master bedroom is located, with walk-in closet, a large bathroom with shower and bathtub and a great view over the sea and access to the 43 m2 sun roof terrace. The entire house has gas central heating, solar panels for hot water and A/C. A ventilation system has been installed in the living/dining room and there are motion detectors throughout the house for lighting. Enjoy an oasis of tranquillity combined with great sea views and walking distance to El Portet beach. This urbanisation also has communal tennis courts as well as 2 people who take care of the maintenance of the outdoor area / green zone and also otherwise look after things. The beautiful town of Moraira, just 400 meters away, offers a variety of cafes, delicious international restaurants and cozy boutiques. Ideal for strolling around the beautiful port, playing golf at the nearby golf course, dining or relaxing in one of the recommended beach bars. An hour's drive from the international airports of Alicante and Valencia, it is not surprising that many of our international clients choose this beautiful part of the Costa Blanca.



