



402 m<sup>2</sup>

Moraira, Spain

1 650 000 EUR / 41 134 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Jesika Schopper**

FOREIGN PROPERTY SPECIALIST

[jesika.schopper@luxent.cz](mailto:jesika.schopper@luxent.cz)

+420 778 771 771

Order number	N6863	Price	1 650 000 EUR / 41 134 500 CZK
Address	Moraira, Spain	Type	Houses
Category	Villa	Usable area	402 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	1 050 m <sup>2</sup>
Built up area	285 m <sup>2</sup>	Energy performance of the building	G - Extremely uneconomical
Terrace	32 m <sup>2</sup>		

## About real estate

We offer for sale a modern villa in Moraira, Spain. This 4 bedroom Ibizan style property offers a usable area of 402 sqm and stands on a plot of 1,050 sqm. On the spacious terrace (32 sqm) residents can enjoy an infinity pool and breathtaking views of the sea, the valley and the centre of Moraira.

The villa combines minimalist design with precision workmanship. On the ground floor there is a living room connected to a modern kitchen and a spacious dining room. On the upper floor there are three bedrooms with en-suite bathrooms and access to the terrace with swimming pool.

The property has underfloor heating and air conditioning, suitable for both cooling and occasional heating.

The villa is architecturally inspired by the original Ibizan architecture, combining traditional and modern elements to provide a sustainable home environment. The thick walls and southwest orientation of the building keep the temperature cool in summer and warm in winter, adapting to any climate cycle. The main façade faces south, maximizing sunlight penetration in winter and providing shade in summer, while the white color reflects light and prevents the building from overheating. You will find rustic wooden beams, characteristic of old country houses, which are combined with contemporary details to create a cosy and elegant atmosphere.

The area of El Portet-Pla del Mar in Moraira, where the villa is located, is a popular location on the Costa Blanca, known for its idyllic beaches and crystal clear sea. The location offers restaurants with sea views, shops for everyday needs and quality schools including international ones. This quiet and exclusive area is ideal for relaxation and recreation. Larger cities such as Alicante are easily accessible thanks to the proximity of the AP-7 motorway. Alicante Airport is less than an hour away, making El Portet-Pla del Mar an attractive destination to live and holiday.

You will be guided through the villa and its surroundings by a Czech-speaking agent. For more information please contact us.