

## villa for sale Moraira, Marina Alta



Villa with Sea Views in Pla del Mar, Moraira – Just a Few Steps from Town and the Beach We present an exclusive 5bedroom villa with panoramic sea views, located in one of the most prestigious areas of the Costa Blanca: Pla del Mar, Moraira. This property is a rare opportunity to live within a few meters of the sea and the vibrant town centre, all within a setting of luxury, privacy and tranquillity. Prime Location – Live Moraira on Foot Pla del Mar is one of the most soughtafter residential areas of Moraira. This villa is only 400 metres from the sea and 800 metres from the town centre, allowing you to walk to the beach, restaurants, shops and all amenities without needing a car. The area offers an exclusive, quiet and secure atmosphere, surrounded by highend properties, perfect for those who value comfort and lifestyle. A Property with Two Independent Levels The villa is arranged over two floors with independent access, offering great versatility for family use, hosting guests or as a holiday rental investment. On the ground floor there are three double bedrooms (one en suite), an additional full bathroom, a covered terrace ideal for outdoor relaxation, a laundry room, garage and private garden with automatic irrigation. Upstairs there are two more double bedrooms, a full bathroom, a shower toilet, an Americanstyle kitchen with bar (renovated in 2021), a livingdining room with fireplace and air conditioning, and two sunny terraces with open views to the sea and natural surroundings. Investment Potential and Rental Yield Currently, the property is rented with good results, but its rental potential is even greater. With a partial renovation, this villa could achieve nearly weekly occupancy throughout the year, especially due to its excellent location, flexible layout and sea views. It is an ideal option both for a rental investment and for personal enjoyment. Comforts and Mediterranean Lifestyle The villa includes a private pool (9 x 3.5 metres), barbecue area, lowmaintenance garden, multiple terraces including a solarium with sea views, air conditioning (hotcold), double glazed windows, and a fully fenced plot providing privacy and security. There is also a private garage and functional storage spaces for everyday use. Ideal to Live or Invest This villa represents an excellent opportunity both for yearround living and for those seeking a reliable investment in a high demand tourist and residential area. The proximity to the sea and to Moraira centre, combined with the exclusivity of Pla del Mar, make this property very attractive to those who value location and Mediterranean lifestyle. Few properties combine so many advantages in such a privileged location and with so much room for improvement.

Spanishestate **6374069**  
id:  
reference:: **CH3334**  
close to/ located: **Moraira**  
region: **Marina Alta**  
property type: **villa**  
rooms: **5**  
property surface: **185 m2**  
surface plot: **331 m2**  
price: **€ 780.000**

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