

## villa for sale Moraira, Marina Alta



Villa for Sale in Moraira – Ready to Move In with Great Potential Are you looking for a villa in Moraira that combines comfort, spaciousness, and an unbeatable location This property offers all that and much more. Perfectly maintained and recently renovated in 2015 and 2022, this house offers a unique Mediterranean lifestyle, panoramic views, tranquility, and proximity to the town center. Prime Location Located in the exclusive area of Pinar del Abogat / Cometa, on a 1,000 m<sup>2</sup> plot with a gentle slope, on a quiet culdesac street, the villa is only 1 km from Moraira’s center, beaches, and services. You can easily reach it on foot or by electric bike, enjoying the convenience of living close to everything without sacrificing peace and privacy. Layout and Features Ground floor: large open area with garage, storage room, and utility/laundry room with central heating. Porch, terrace, barbecue, and pool ready to enjoy the outdoors. This floor also offers expansion possibilities, allowing you to increase the living space and make the villa even more attractive. First floor: porch, entrance hall, bright livingdining room with wood stove, independent kitchen renovated in 2015 with pantry, three double bedrooms, two with built-in wardrobes, and two bathrooms with showers renovated in 2022. PVC windows with double glazing, gas central heating, and air conditioning in bedrooms and living room. Exterior and Leisure The garden features automatic irrigation and a car pergola. The pool with large terrace and barbecue area make this villa perfect for enjoying the Mediterranean climate with family and friends. Ideal for YearRound Living or Holiday Rental Thanks to its excellent condition and location, this villa is ready to move into immediately, something not easy to find in today’s market. Its proximity to services and beaches also makes it highly soughtafter for holiday rentals, with great rental potential. Summary of Advantages Villa in Moraira ready to move inPossibility to expand the ground floor1,000 m<sup>2</sup> plot in a quiet, private areaLocated in the prestigious Pinar del Abogat / Cometa areaOnly 1 km from town center, beaches, and servicesPool, garden, porch, and barbecueRenovated with modern installations in 2015 and 2022 This is your chance to acquire a villa in Moraira with panoramic views, ready to enjoy from day one, and with expansion potential. Don’t miss this unique property, ideal for both permanent residence and holiday investment.

### property details

Spanishestate  
id: **6374187**

### contact

real estate agent:  
name: **Ferrando Moraira  
Julián Ferrando**

reference:: **CH3383**  
close to/ located: **Moraira**  
region: **Marina Alta**  
property type: **villa**  
rooms: **3**  
property surface: **220 m2**  
surface plot: **1000 m2**  
price: **€ 670.000**

spreekt: **Dutch, English, French,  
German, Spanish, Swedish**  
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