



## listing



### Informazioni sull'Agente

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Nome:             | Select Villas of Moraira                                        |
| Nome della ditta: |                                                                 |
| Nazione:          | Spain                                                           |
| Experience since: | 2006                                                            |
| Tipo di servizio: | Selling a Property,<br>Buying a Property                        |
| Specialties:      | Buyer's Agent                                                   |
| Property Type:    | Apartments, Houses,<br>Commercial Property,<br>Land lot, Other  |
| Telefono:         | +34 (966) 490-861                                               |
| Languages:        | Dutch, English, French,<br>Russian, Spanish                     |
| Sito web:         | <a href="https://select-villas.es">https://select-villas.es</a> |

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | EUR 790,000 |

### Posizione

|              |             |
|--------------|-------------|
| Nazione:     | Spain       |
| Indirizzo:   | La Sabatera |
| Pubblicato:  | 02/09/2026  |
| Descrizione: |             |

Detached three-bedroom villa with an additional two-bedroom independent guest apartment, situated in the prime location of La Sabatera. Within easy walking distance of Tabaira's shops, bars and amenities, including Algi Market supermarket and Hilltop Bar & Restaurant, the property enjoys lovely valley and mountain views, together with spacious outdoor terraces. Moraira town centre and Platja de l'Ampolla Beach are just a five-minute drive away. Offering generous living spaces, a versatile independent apartment and an excellent location close to local amenities, this property is ideal for families, multi-generational living or those looking for holiday rental investment potential.

ACCOMMODATION: Hallway, Open plan Lounge/Dining and Kitchen, Master bedroom with en-suite, Double Bedroom, Single Bedroom, Family Bathroom, External Stairs: Down to Guest Apartment- Lounge/dining, Kitchenette, Two Bedrooms, Guest Bathroom.

EXTERIOR: Driveway, Garage(27.75m2), Covered Balcony, Large Terraces and Garden areas, Swimming pool (40m2) and Outdoor shower, Pump Room, Storage

### FULL DETAILS

Situated in a peaceful residential area, this spacious detached five-bedroom villa for sale in La Sabatera, Moraira, occupies a corner plot within a cul-de-sac, so there is very little through traffic. This creates a



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peaceful setting while still being conveniently located within walking distance of local amenities, including a supermarket, bar and café, with the charming Mediterranean coastal town of Moraira only a five-minute drive away.

The villa is arranged over two levels, with the main accommodation all on one level and an independent two-bedroom guest apartment occupying the lower level. The property is accessed through either the pedestrian or vehicle gate, with a single garage and a driveway providing parking for up to three cars.

Enter into a large entrance hallway with attractive arches and columns leading through to the bright open-plan dining and kitchen area, with a split-level layout leading down to the lounge. The kitchen features a breakfast bar and is fully equipped with a ceramic hob and extractor, separate built-in oven and dishwasher. There is also a double sink, plenty of worktop space for food preparation, and wall and base units providing ample storage.

The spacious lounge has air conditioning and a lovely fireplace with a wood-burning stove, making it a cosy space during the cooler months. Double doors open from the lounge onto a large, covered balcony with balustrade railings, overlooking the pool and enjoying beautiful valley and mountain views. This is a wonderful spot to relax with a book, enjoy the cooling breeze or sit with a morning coffee, while the elevated position also provides a lovely setting for evening drinks and sunsets.

To the left of the entrance hallway is a small single bedroom, currently configured with bunk beds. To the right, an internal hallway leads to a utility/storage room and a further double bedroom with fitted wardrobes and hot and cold air conditioning. The bedroom has doors fitted with rejas, providing direct access to the balcony.

The family bathroom features a step-in shower, basin with vanity unit, wall-mounted storage cabinet and mirror. At the end of the hallway is a spacious master suite comprising a king-size bedroom with floor-to-ceiling fitted wardrobes. The en-suite bathroom features a full-length bath, separate walk-in shower with feature rain shower head and twin basins with fitted vanity units. The master bedroom also benefits from direct access to the balcony.

External stairs from the lounge balcony lead down to the lower level, where the underbuild has been converted into an independent two-bedroom guest apartment with its own private entrance. This versatile space provides an excellent area for visiting family and friends or could be ideal for holiday rental use.

Inside, a hallway leads into a large open-plan lounge and dining area featuring attractive columns and exposed brickwork. There is a wraparound built-in seating area and a step up to the fitted kitchenette, which includes cooking facilities and a dishwasher. To the side of the kitchen is a separate room housing the washing machine and electric hot water heater. Doors from the lounge lead directly onto the pool and terrace, creating a convenient connection between the apartment and the outdoor areas.

The apartment has two bedrooms, one with a double bed and air conditioning and the other being a larger double bedroom. There is also a guest bathroom with a large step-in shower and freestanding basin.

Outside, there are generous spaces to entertain, enjoy outdoor dining and relax on the terraces without



being overlooked. The 40 m<sup>2</sup> kidney-shaped swimming pool is perfect for cooling down on hot summer days but can also be heated for year-round enjoyment. There is also a convenient outdoor shower. A pergola with built-in BBQ provides a shaded area for alfresco dining, surrounded by attractive garden areas featuring palms, cacti, Mediterranean shrubs and natural rocky areas. The garden is beautifully lit in the evenings, while automatic irrigation makes maintenance easier and provides plenty of potential for keen gardeners to further develop the outdoor space.

The property benefits from double glazed windows that are fitted with rejas, mosquiteras and pull-down blinds.

This villa offers lots of space and privacy, with a prime location just five minutes from Moraira town centre, its beaches, shops, restaurants and marina. With golf, tennis, hiking, water sports and boat hire all easily accessible, it is well suited as a permanent family or holiday home and is currently a popular holiday rental.

To see this villas potential, contact Select Villas today for a viewing.

## Comune

|                        |        |
|------------------------|--------|
| Camere da letto:       | 5      |
| Bagni:                 | 3      |
| Finito piedi quadrati: | 284 mq |
| Dimensione del lotto:  | 801 mq |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

IMLIX ID: 03854M

