



## listing



### Agent Info

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Name:             | Select Villas of Moraira                                        |
| Company Name:     |                                                                 |
| Country:          | Spain                                                           |
| Experience since: | 2006                                                            |
| Service Type:     | Selling a Property,<br>Buying a Property                        |
| Specialties:      | Buyer's Agent                                                   |
| Property Type:    | Apartments, Houses,<br>Commercial Property,<br>Land lot, Other  |
| Phone:            | +34 (966) 490-861                                               |
| Languages:        | Dutch, English, French,<br>Russian, Spanish                     |
| Website:          | <a href="https://select-villas.es">https://select-villas.es</a> |

### Listing details

|               |               |
|---------------|---------------|
| Property for: | Sale          |
| Price:        | EUR 1,495,000 |

### Location

|              |              |
|--------------|--------------|
| Country:     | Spain        |
| Address:     | El Portet    |
| Posted:      | Nov 03, 2025 |
| Description: |              |

Located in Arnella, Moraira, on the edge of El Portet, this impressive modern four bedroom villashowcases breathtaking panoramic views across the valley and Mediterranean Sea towards Calpe's Peñón de Ifach and the Bernia Mountains. Reformed to a high standard, the villa combines contemporary design and quality finishes with a welcoming, homely feel. Arranged across three levels connected by a lift, it offers spacious terraces, an infinity pool overlooking the sea and a private cinema room, creating an excellent home for both everyday living and entertaining. Just a short drive from the family-friendly beaches of El Portet and Platja de l'Ampolla, as well as Moraira town centre with its shops, bars and restaurants, the property also holds a tourist licence, making it equally suited as a family home, luxury holiday retreat or lucrative rental investment opportunity.

**ACCOMMODATION:** Entrance Hallway, Large Guest Bedroom with En-suite, Guest Toilet, Internal Staircase Down to Hallway, Two Double Bedrooms one with Dressing area, Master Bedroom with En-suite, Family bathroom, Internal staircase Down to Main living Area with Open Plan Lounge, Dining Kitchen, Pantry, Guest Toilet, Office/Utility Room/ or Extra Bedroom. Basement level Gym, Home Cinema and Three Large Storerooms, Lift Access on all Floors.

**OUTSIDE:** Driveway with Parking for 3 Cars, Infinity Pool, Poolside Shower, Juliet Balconies, Terraces



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on every Floor, Low Maintenance Garden borders. Solarium Roof Terrace  
FULL DETAILS

This stunning luxury villa for sale in Moraira is located in the upper part of Arnella, within a quiet residential cul-de-sac. Beautifully renovated in 2024, the property is set on a generous 1,226 m<sup>2</sup> plot, spread over three levels with additional basement rooms and multiple terraces ideal for entertaining and relaxing.

The property is accessed via a pedestrian gate with video intercom or via an electric vehicle gate leading to a private driveway with sail shades providing welcome protection from the sun and offering parking for up to three cars.

Once inside a bright and inviting hallway opens onto a large terrace where the breathtaking views can be fully appreciated. To the left is a stylishly designed guest toilet, together with a lift providing access to all floors. This level also features a spacious guest bedroom with floor-to-ceiling fitted wardrobes, an en-suite bathroom with double vanity and walk-in shower, and sliding glass doors opening directly onto the large terrace.

The middle level is dedicated to the main bedrooms and can be reached via the lift or a feature ornate steel staircase. Each room opens onto an expansive terrace, making the most of the stunning panoramic views. This floor includes a modern family bathroom fitted with a double walk-in shower, floating vanity unit, and WC. A bright double bedroom offers a walk-in dressing area, fitted wardrobes, and access to a Juliette balcony and terrace, ideal for relaxing in the sun. Another double bedroom features fitted wardrobes and two Juliette balconies that fill the space with natural light.

The luxurious master suite is surrounded by floor-to-ceiling sliding glass doors, framing panoramic views across the sea and mountains and creating a wonderful setting to wake up to. The spacious tiled en-suite bathroom features a freestanding bathtub, double vanity and large walk-in shower with dual rainheads, complemented by practical tiled-in shelving for toiletries.

The lower floor of the villa is dedicated to the main living areas. On the left is a convenient family toilet, and a room currently used as the office and utility space, which could easily be converted into a fifth bedroom if required. The open-plan living and dining areas are surrounded by floor-to-ceiling sliding glass doors, opening directly onto the terrace and pool, creating a seamless connection between the interior and outdoor spaces. Designed with both everyday living and entertaining in mind, there is plenty of room for family and friends. The split-level lounge features a pellet burner for cosy winter evenings, while the dining area is enhanced by designer low-level lighting, with both spaces enjoying views across the terraces and pool.

Off the lounge is a cook's dream kitchen. Spacious and open plan, the kitchen features a Laminam centre island with an integrated induction hob and retractable extractor with cutlery and pan drawers for storage. It is equipped with top-of-the-range Siemens appliances, including a multifunction oven, combo microwave, and warming drawer. Cleverly designed features such as a waist-height Bosch dishwasher so no more bending down to stack the dishes, a black Franke sink with dual water filter taps provide instant hot, filtered, and sparkling water, and an integrated waste disposal system add to the kitchen's appeal. The smart wall and base units complete with LED underlighting add a touch of class and ample storage options. A walk-in pantry with a large fridge-freezer completes this space.

Take the lift down to the basement, where you will find a fully equipped cinema room, perfect for hosting movie nights with family and friends. And if you indulge in too much popcorn, your private home gym is ready to keep you in shape! The rest of basement space is made up of three huge under build



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storage rooms and leads to the pool pump room and heating systems.

The outdoor spaces are equally impressive. The custom designed sunken infinity pool features sparkling blue tiles glistens in the sun and showcases the stunning view of the sea and mountains beyond. Just imagine sitting in the pool gazing out to sea with the scenic vista of the Peñón de Ifach and surrounding areas your backdrop, it really is your own private oasis. A pergola with a retractable awning creates a shaded area for al fresco dining, while the landscaped gardens, bordered by mature trees and fitted with an auto-irrigation system, ensure low-maintenance beauty year-round.

Move-in ready and meticulously decorated throughout in warm neutral tones, with carefully chosen design details adding character and individuality to this spacious modern villa. Additional features include gas underfloor heating, hot and cold air conditioning in every room, double glazing, ceiling fans, a combi hot water system, a water softener, and advanced security measures including video intercoms, an alarm system and security cameras.

Whether you are looking for a permanent home or a luxurious holiday retreat to create cherished family memories, this villa is an exceptional opportunity. The property also holds a tourist licence, offering excellent rental potential due to its stunning views and prime location just a short drive from Moraira town centre and beaches.

Viewing is highly recommended to fully appreciate its many features and breathtaking views.

## Common

|                   |           |
|-------------------|-----------|
| Bedrooms:         | 4         |
| Bathrooms:        | 3         |
| Finished sq. ft.: | 324 sq m  |
| Lot Size:         | 1226 sq m |

## Building details

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

## Lease terms

Date Available:

## Contact information

IMLIX ID: ID03725M

