



listing



Agent Info

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Listing details

Property for: Sale
Price: USD 675,233.79

Location

Country: Spain
Address: Moraira
Posted: Sep 23, 2026

Description:

South-Facing Villa with Peñón de Ifach Views — Paichi, Moraira, Costa Blanca North

Some houses you buy for the rooms. This one you buy for six o'clock.

That is the hour, on this side of Moraira, when the light comes off the Mediterranean at an angle and the whole valley turns the colour of dry sherry. Paichi sits high enough to catch it and open enough to keep it — the Peñón de Ifach anchoring the southern horizon at Calpe, the Sierra de Bernia standing behind to the west, and between them nothing but pine, terrace and open country. The people who live here do not talk about the view. They talk about the sunsets. This is one of the addresses in Moraira they mean.

The villa faces due south and answers to nobody. No neighbour looks back at it. The garden runs fully enclosed around the house, mature and properly kept, planted with fruit trees that give the plot the settled, lived-in quality a new build on this coast spends two decades trying to acquire. You pick your own oranges here in February. It matters more than you would think.

Inside, the house is deliberately unshowy and deliberately comfortable. Three bedrooms, two bathrooms, one of them en-suite. Air conditioning runs throughout; gas radiators handle the shoulder months; a pellet-burning fireplace takes care of the handful of January evenings when the Marina Alta remembers it has a winter. A bathroom has been renovated and new tiled flooring laid within the past five years, so what you are buying is a finished home, not a list of jobs.

But the real living happens outside, as it should on this coastline. The saltwater pool — already pre-



installed for heating, which extends the swimming season by months rather than weeks — sits at the centre of a run of terraces: one for breakfast in the shade, one for lunch that goes on too long, one for dinner that goes on later. The Jacuzzi is where you end up afterwards, under a sky with very little light pollution in it. Nine months of the year, the doors simply stay open.

Beneath the easy life, a serious piece of engineering. Thirteen photovoltaic panels deliver around 6 kW of installed capacity, with a separate solar system producing hot water — the sort of specification that quietly removes the electricity bill from the conversation. A water softener and reverse-osmosis drinking system are fitted. Fibre-optic internet is connected, which on this coast is the difference between a holiday house and a life. Wastewater is handled by a modern total-oxidation treatment system.

And then the lower level — the part that will interest the buyer thinking two moves ahead. Today it is generous storage, a workshop and a technical room. The footprint and the access are there to turn it into a self-contained guest apartment: somewhere to put family for a month without losing your own house, or a rental unit that works the season on its own terms.

South-facing, private, mountain and sea-view, energy-efficient and genuinely finished, in one of Moraira's most established residential pockets — with room, when you want it, to become something more.

HIGHLIGHTS

Location: Paichi, Moraira (Teulada-Moraira, Marina Alta, Alicante province, Costa Blanca North)

3 bedrooms, 2 bathrooms (1 en-suite)

South-facing orientation with open views to the Peñón de Ifach and Sierra de Bernia

Sunset-facing position; no direct overlooking neighbours

Saltwater swimming pool with pre-installation for pool heating

Jacuzzi and multiple outdoor dining, seating and entertaining terraces

Fully enclosed, mature garden with a variety of fruit trees

Air conditioning throughout, gas radiators and pellet-burning fireplace

13 photovoltaic solar panels, approx. 6 kW installed capacity

Solar hot water system

Water softener and reverse-osmosis drinking water system

Fibre-optic internet

Total-oxidation wastewater treatment system

Lower level: storage, workshop and technical room, with potential to create an independent guest apartment (subject to licence)

Parking for two vehicles within the property

Renovated in the past five years: one bathroom refurbished, new tiled flooring

Walking and short driving distance to shops, supermarkets and restaurants

Moraira town centre and beaches: approx. 5 minutes by car

Alicante-Elche Airport approx. 1 hr 15 min; Valencia Airport approx. 1 hr 30 min, with a direct New York Newark service from June 2027

Price: € [] | Reference: []

AREA GUIDE: PAICHI, MORAIRA

Where is Paichi? Paichi is an established residential urbanisation in Moraira, on the Costa Blanca North in the municipality of Teulada-Moraira, Alicante province, Spain. It sits on rising ground inland of Moraira town, within the Marina Alta district, and is known for its south and west-facing plots, open countryside outlooks and uninterrupted sunset views.

What is Paichi known for? Paichi is known for privacy, mature gardens and generous plot sizes, and for



its views towards the Peñón de Ifach in Calpe and the Sierra de Bernia mountain range. It is one of the Moraira areas most closely associated with sunset outlooks. Unlike the seafront urbanisations, Paichi offers quiet residential surroundings while remaining a short drive from Moraira town centre and its beaches.

What is Moraira like? Moraira is a former fishing village on the Costa Blanca North that has resisted high-rise development. Local planning restrictions have historically capped building heights, so the town retains a low-rise, village character rather than the tower-block skyline found further south. It has a working marina and yacht club, a sandy town beach at L'Ampolla with a 16th-century castle at one end, and the smaller cove beach of El Portet, both of which have held Blue Flag status.

What amenities are nearby? Moraira town centre offers supermarkets, banks, pharmacies, medical services, boutiques and a wide range of restaurants from beachfront seafood to fine dining. A weekly open-air market is held in Moraira on Friday mornings, and a second market takes place in the neighbouring village of Teulada on Wednesdays. Everyday shopping and dining are within a short drive of Paichi.

How far is Paichi from the airport? Alicante-Elche Airport (ALC) is roughly 90 kilometres away, typically around one hour and 15 minutes by car via the AP-7 motorway. Valencia Airport (VLC) is approximately 115 kilometres, around one hour and 30 minutes by car. Both handle year-round scheduled and low-cost routes across the UK, Ireland and northern and central Europe, and Valencia adds a direct United Airlines service to New York Newark from June 2027, giving the Costa Blanca North a transatlantic link for the first time in over a decade.

Can you fly to the Costa Blanca North from the United States? Yes. Valencia Airport has secured a direct transatlantic connection to New York, with United Airlines operating three weekly services to Newark from June 2027. Newark is one of United's principal hubs, opening onward connections across the United States and North America from Valencia. The airport also runs a year-round direct service to Montreal with Air Transat. For North American buyers this materially shortens the journey to Moraira, which is around an hour and a half south of Valencia by car.

What towns are close to Moraira? Calpe, with the Peñón de Ifach natural park, is around 15 minutes by car. Benissa and its historic old town are around 15 minutes inland. Jávea (Xàbia) is roughly 20 to 25 minutes north, and Dénia — with ferry connections to Ibiza, Mallorca and Formentera — is around 30 to 35 minutes.

What is there to do nearby? The Marina Alta offers sailing and watersports from Moraira's marina, hiking in the Sierra de Bernia, coastal walks to the Cap d'Or watchtower above El Portet, and diving along the protected coastline. Golf is available at Ifach Golf in Benissa, Club de Golf Jávea and La Sella Golf Resort near Dénia. Wine tourism around the Jalón Valley (Vall de Pop) is within 20 minutes.

Are there international schools in the area? Yes. The Lady Elizabeth School has its campus in Benitachell, a short drive from Moraira, and Xàbia International College is in Jávea. Both follow the British curriculum and serve the international communities of Moraira, Jávea, Benissa and Calpe.

Who buys in Paichi? Paichi draws from Moraira's established international buyer pool alongside Spanish purchasers. It appeals particularly to buyers seeking a south-facing villa with privacy, garden space and views, within easy reach of Moraira's amenities — as a permanent home, a long-season second residence, or a property with rental potential.

What is the climate like? Moraira has a Mediterranean climate with around 300 days of sunshine a year, mild winters averaging daytime highs in the mid-teens Celsius, and summer highs typically in the high twenties to low thirties. The sheltered position of the Marina Alta, backed by the Bernia and Montgó ranges, moderates temperatures year-round, which is why homes here are used across all four seasons



rather than seasonally.

Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	175 sq m
Lot Size:	643 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: BC14-31494

