



## listing



### Информация об агенте

|                    |                                                                                     |
|--------------------|-------------------------------------------------------------------------------------|
| Название:          | Helen Warner                                                                        |
| Название компании: | Villa Spain of Moraira                                                              |
| Страна:            | Испания                                                                             |
| Experience since:  | 2014                                                                                |
| Тип услуг:         | Selling a Property                                                                  |
| Specialties:       | Buyer's Agent, Listing Agent                                                        |
| Property Type:     | Apartments, Houses                                                                  |
| Телефон:           | +34 (669) 094-611                                                                   |
| Languages:         | English, Spanish                                                                    |
| Веб-сайт:          | <a href="http://www.villaspainofmoraira.com">http://www.villaspainofmoraira.com</a> |

### Детали объявления

|               |               |
|---------------|---------------|
| Недвижимость: | На продажу    |
| Цена:         | EUR 1,150,000 |

### Местоположение

|            |            |
|------------|------------|
| Адрес:     | El Bosque  |
| Добавлено: | 23.07.2026 |
| Описание:  |            |

Located in the highly desirable residential area of El Bosque in Pinar del Advocat, Moraira, this property is just 1.2 km from the centre of Moraira. This stylish south facing villa set on a flat plot combines privacy, modern comfort and a prime location within walking distance of the village, while enjoying open views of the sea and the surrounding greenery.

Originally built in 2003 and comprehensively renovated in 2019, the villa has been modernised to meet today's standards of comfort and design. The renovation included, among other elements, the floors, bathrooms, kitchen, fitted wardrobes, air conditioning, interior finishes and the swimming pool area. The result is a contemporary Mediterranean home with a bright, elegant atmosphere and high quality finishes throughout.

The layout is practical and comfortable, with most of the living accommodation arranged on the main level. This floor offers a spacious and living room, an adjoining dining area and a modern fully equipped kitchen. From the main living spaces there is direct access to the naya, the terraces and the pool area. On this level there are also two bedrooms and two bathrooms, a separate laundry room and additional storage space.

The upper floor has been designed as a more private retreat and is dedicated to the master suite. Here you will find a generous bedroom, an ensuite bathroom and access to a private terrace with beautiful



panoramic views over the sea and the green surroundings. Each bedroom is fitted with air conditioning and all rooms benefit from ceiling fans.

Outside, the property has been carefully arranged to make the most of the Costa Blanca lifestyle. The kidney shaped private swimming pool forms the centrepiece of the outdoor area and is surrounded by several open and covered terraces. There is also an outdoor shower, ambient exterior lighting and a low maintenance garden with automatic irrigation. The south facing orientation ensures plenty of natural light and maximum sunshine throughout the day.

In addition to its attractive design and location, the villa is also well equipped from a technical point of view. It features fibre optic internet, a gas fireplace, air conditioning, an alarm system and an extensive security setup with cameras and outdoor lighting. The property also benefits from an increased electrical power capacity of 9.2 kW, an electric entrance gate operated by app, a pedestrian entrance with intercom and raised fencing for enhanced privacy and security.

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Further practical features include a garage, a carport, extra storage areas and additional offroad parking for several vehicles.

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This is a well established area of Moraira is known for its quality infrastructure and is home to many permanent residents with convenient proximity to the town centre, restaurants, shops and beaches.&nbsp;

## Общие

|                  |          |
|------------------|----------|
| Спальни:         | 3        |
| Ванные комнаты:  | 3        |
| Готовые кв.м.:   | 290 кв м |
| Площадь участка: | 847 кв м |

## Building details

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

## Lease terms

Date Available:

## Contact information

|           |        |
|-----------|--------|
| IMLIX ID: | XA1971 |
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# IMLIX

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