



ALICANTE · MORAIRA · EL PORTET

[Property for sale in El Portet Moraira with great Panoramic & Sea Views](#)



**Bedrooms:** 6

**Bathrooms:** 4

**Plot:** 850m<sup>2</sup>

**Built:** 350m<sup>2</sup>





## 6 Bedroom Property for sale in El Portet area of Moraira – Costa Blanca – Spain with guest Apartment

This delightfull spacious Villa occupies a splendid elevated position. Its southerly aspect commands magnificent panoramic sea views of the coastline from Moraira to Calpe including the Bernia mountain range.

The Villa for sale in El Portet Moraira is located at the end of a quiet cul-de-sac. It is presented in immaculate conditions and includes a 3 bedroom Guest Apartment.

### FULL SPECIFICATIONS

The main accommodation occupies the upper floor and comprises,

- Entrance Hall *Solid wood entrance door with triple security locking. Living Room Open plan Sitting Room with feature Fireplace containing Gas Log Fire, Barrel Ceiling, TV aerial point. Double Door leading out onto Terrace.*
- Dining Room *Formal Dining Area with double folding doors into separate TV Room.*
- Sitting / TV Room *TV aerial & telephone point, large windows revealing panoramic mountain views.*
- Kitchen *Fully fitted kitchen units. Double Oven and microwave, Corner gas hob with extractor fan above. Sink with reverse osmosis filter system. Waste disposal unit. Integral Dishwasher and Fridge. Display dresser plus extensive range of wall and floor cupboards. Granite work surfaces.*
- Utility / Laundry *Adjoining Kitchen with Fridge/Freezer. Sink, Washing Machine & condenser Tumble Dryer.*

To the left of Entrance Hall are three double bedrooms and a Cloakroom with shower.

- Master Bedroom *Fitted wardrobes, bedside draw units, telephone and TV Points. Archway to dressing area with dressing talbe and additional draw units. Double door leading to covered terrace.*
- En-Suite Bathroom *Fitted units, shower and bath.*
- Bedroom 2 *Fitted Wardrobe. Double doors to covered terrace.*
- Bedroom 3 *Fitted Wardrobe. Telephone point.*
- Family Shower Room & Toilet





*There is an independent 3 bedroomed Guest Apartment at pool level. This comprises of,*

- *Living/Dining Room Open plan with American Kitchen, housing hob with extractor fan, small oven/microwave. Sink with waste disposal unit, Dishwasher, Fridge, wall and floor cupboards plus granite work tops. There are TV and telephone points. (Outstanding panoramic sea and mountain views).*
- *Master Bedroom & en-suite Bathroom Fitted wardrobes, bedside units and chest of draws.*
- *2 further double Bedrooms with fitted wardrobes and draw units.*
- *Family Bathroom*

*An external secure Store Room houses Gas Boilers for central heating, hot water and pool heating.*

*There is an extensive terrace surrounding the 8m X 4m pool (a protective pool cover is provided for when the pool is not in use). A covered terrace provides an area for "al fresco" dining, adjacent to this is a large storeroom that has potential for conversion into a wine cellar, home cinema or gym. The pool and terrace are completely private.*

*The large single garage also houses a gas fired Central Heating boiler and a water softening system. There is a perimeter wall completely surrounding the property. A Satellite Dish is installed at the rear of the pool. Air Conditioning Units are fitted throughout the Villa and Guest Suite. All windows are double glazed. Extensive, terraced low maintenance gardens with mature shrubs and trees. Hard standing for car to the front of the property. An Alarm System, electric gates and security lights are installed.*



## *Information about El Portet Area of Moraira*

*It has it all! Below we point the top reasons why El Portet is the preferred area for, well-to-do Spanish families as well as for international residents from all over the world.*

*Location, location, location*

*No doubt El Portet enjoys a privileged location, that offers its inhabitants a relaxed retreat within a short walk along the seafront promenade to Moraira village.*

*Moraira's Yacht Club is also found within a short walk from El Portet, so let's enjoy it!*

*El Portet bay Beach*

*The crystal clear waters of El Portet sandy beach are ideal for diving or to have fun with your family and friends.*

*This beach has been awarded by the coveted Blue Flag award year after year, for its clean waters and variety of services like public toilets and lifeguard service.*

### **All Year Round Services at El Portet – Moraira**

*Several bars & restaurants (from Tapas to exclusive Mediterranean cuisine) are at your disposal, as well as a large parking area.*

*Also worth a mention are other services like the Pharmacy & Supermarket that can be found close to this lovely shell-shaped sandy bay.*





## ***Top 5 Reasons Why People Love Moraira***

*Moving abroad can be exciting but at the same time represents a big change on your life and a bunch of unanswered questions come to your mind.*

*We point the "Top 5 Reasons why People Love Moraira"*

*Do you picture yourself living here?*

### ***1.- The Climate***

*Most people I have asked point the mild climate of Moraira as reason nº1 for living in our beautiful town.*

*Experts from the World Health Organization declared Moraira has a unique microclimate, as one of the most healthy and favourable in the world!*

*Enjoying an average temperature of 18° and more than 2.800 hours of guaranteed Sunshine a year.  
- The Sun turns your mood on to a positive mode!*

### ***2.- Cost of Living***

*The living cost in Moraira is 30% lower than in the UK and main European cities, according to the world's largest database of information on cost of living.*

*An average UK pensioner can enjoy a superb quality of life and the desired golden retirement you have been dreaming of!*

*Ask anyone who lives here to find the reduced cost and savings. As an example: 1 kl of Oranges in the UK cost approx. 2,2 pounds, while here can be found in the streets markets for approx. 1 euro.*

### ***3.- Quality of Life***

*Relax, we take care of you and yours! Spain and in particular our area offers a great quality of life with low crime rates and non-pollution fresh air. We are ranked second as the safest countries of the EU.*





*Moraira public school open to families of expatriates, and there are two private International Schools nearby.*

*Regarding the Health System, Moraira has a clinic which serves residents as well as expats. The main hospital is located in Denia, only 25 minutes drive.*

#### *4.- Mediterranean Cuisine*

*Our gastronomy is rich in flavours and internationally recognized as one of the healthiest in the world.*

*There are many local recipes that will spoil your appetite. Let it surprise you!*

*From the popular "Paella" with all its variants to the most best kept secrets, fresh fish and seafood receipts that for sure will make you feel special!*

*Eating out in Moraira is affordable, and part of our culture. Don't forget our weather cries out to socialize and share good time with family and friends.*

#### *5.- Upmarket Area*

*Many of my clients say Moraira is the little Saint-Tropez on the Costa Blanca, that says it all, doesn't it?*

*Something is for granted, Moraira is one of the few towns along the Spanish coast, which has not been un-spoiled by overbuilding. There are no high buildings in our town. Thanks Good!.... Therefore our residents are mid to high class people.*

*If you are looking for a typical Spanish resort with Nightlife, then Moraira is not for you.*

*Our clients choose Moraira because of its tranquility and our main focus is to keep it so.*

