



ALICANTE • MORAIRA • EL PORTET

[4 Bedroom New Build Villa for sale in Moraira walk to El Portet](#)



**Bedrooms:** 4

**Bathrooms:** 3

**Plot:** 1.048m<sup>2</sup>

**Built:** 55m<sup>2</sup>





## Luxury Villa under Construction walking Distance to El Portet Beach Moraira

A unique Ibiza style new build villa for sale in Moraira just 4 minutes walk from the beautiful beach of El Portet and its amenities.

This villa is the perfect mix between a rustic ibizian style and all the amenities that are expected in a modern new house, for high comfort living.

The villa has a total of 3 floors

The ground floor comprises of:

- Spacious living room with
- Fully equipped kitchen
- 2 double bedrooms, both with en-suite bathroom
- A gym
- Internal courtyard
- Spacious covered terrace and an overflow pool of 12x4m.

The lower level comprises of:

- Garage for 4 cars
- Bodega
- Storage space

On a higher level there are 2 double bedrooms with ensuite bathroom, a salon and 2 large terraces.

Some of the specifications for the Villa in El Portet are:

- 10 year guarantee
- Lift,
- Heat pump
- Ventilation system
- Automatic irrigation system
- Exterior lighting
- Low maintenance Mediterranean garden
- Driveway





- Electric entrance gate
- Underfloor heating
- Air conditioning, amongst others.

For further information, full brochure or to arrange a viewing on our 4 bedroom villa currently under construction in El Portet area of Moraira, get in touch with **79estates** - El Portet Estate Agents.



## Why Living in 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.*

