



[Villa for sale within walking distance to El Portet Beach Moraira](#)

This large villa for sale in Moraira is within a short walk to El Portet beach and restaurants.

The property has a total of 292 square meters of living accommodation and sits on a 1.269 square meters plot, commanding panoramic views.

The accommodation is split over two floors with a total of 4 bedrooms and 4 bathrooms.

The specifications are:

- Fully fenced plot
- Easy to maintain Mediterranean Garden
- Large outdoor Terraces
- Two car gates (from top and bottom)
- Large parking area
- Outdoor shower
- BBQ area
- Laundry room
- Security Main door
- Double Glazed Aluminum Windows
- Hot / Cold Air Con
- Fireplace
- Fitted wardrobes
- Fitted and Equipped Kitchen

Information about El Portet Moraira:

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!



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.

“El Portet area” is protected by a cape, protecting the area from the North wind in winter and allowing the lovely breeze during the hottest months. Just the perfect place to be!

Basic Building Regulation Guide for El Portet - Moraira:

Plots have to have a minimum of 20 meters façade to the road.

- Footprint of the house on the plot: max. 0,25.
- Building Coefficient: 0.319 %.
- Height: Max. 7 meters and max. 2 floors.
- Distance to road: 5 meters.
- Distance to neighbours: 3 m (for plots before PGOU 2005) 5 m (for plots after PGOU 2005)

For further technical available to everyone information on any of the properties for sale in El Portet Moraira, contact us for a free no obligation information.

For further information about the villa for sale within walking distance to El Portet Beach Moraira, get in touch with **79 Estates**, The Moraira Property Experts.

