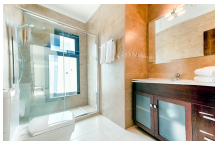
W&W
WATKINS·WILSON

Ref: WW2293 950,000 €



Moraira

Exceptionally spacious four bedroom modern villa at La Sabatera,

Villa for sale in Moraira. A four bedroom, three bathroom villa in the Tabaira area of Moraira on a new urbanisation, surrounded by neighbouring luxury properties. This property offers uninterrupted views across the valley to the sea and valley views to the north, and at the same time has a good degree of privacy. Double height entrance porch and glass entrance hall with feature staircase, open-plan kitchen, dining room and lounge. The kitchen has Silestone work surfaces and all integrated appliances including a free standing American fridge-freezer. Two sets of bifold patio doors lead from the kitchen and hall onto a large shaded naya overlooking the pool and gardens. The ground floor accommodation includes a bathroom with walk in shower and two double bedrooms, one of which has direct access to the rear gardens through sliding glass doors. The impressive open staircase leads up to the first floor galleried landing which offers extensive views. The master bedroom with dressing area, an en-suite with large sunken bath (with sea views), double sinks with vanity units and a separate shower. The master bedroom also has a front balcony and a large south facing private

terrace. The second double bedroom on this floor also has its own en-suite bathroom with separate shower and sliding double glass doors out on to its own private terrace. Stairs from the ground floor lead down to the basement floor which has been designed to allow natural light into all areas, with three metre high ceilings, and could indeed potentially become the focal point of the property. In total the unconverted basement space measures 220m2, generating enough space easily to create a further five or six bedrooms with living room, a spacious three or four bedroom apartment or (as the owner had intended) a fantastic leisure space with a gym, sauna, studio, cinema and two or three guest bedrooms. The rear gardens have artificial grass with wooden sleepers separating the flowerbeds that boast a wide selection of mature trees and shrubs. The larger than average heated swimming pool also has pre-installation for a poolside shower. The driveway to the side of the villa has space for three or four vehicles. Underfloor heating, pellet stove, solar hot water, electric gates, air conditioning, 2.4 metre satellite dish, swimming pool fountains and programmable multi-coloured LED pool lights operated by remote control. Many windows have electrically controlled "persiana" blinds and pull down mosquito blinds. All furniture included in the sale price.

Price: 950,000 €

Ref: WW2293

- Build size: 301 m2
- Plot size: 801 m2
- 4 bedrooms
- 3 bathrooms
- Private pool
- 3 km from beach
- 3 km from town
- Zone: La Sabatera
- Urbanisation: test