

## 2 Cuarto Adosado en venta en Moraira, Alicante

289.000€



This charming terraced house in the international Moraira Park community is the definition of "ready-to-enjoy." Whether you are looking for a stress-free permanent residence or the ultimate "lock-up-and-leave" holiday retreat, this property delivers modern comfort with zero work required. From the convenient communal parking, a few easy steps lead you to your private front terrace and a flat entrance into a home that has been meticulously maintained and updated.

**THE LIVING SPACE: MODERN & BRIGHT** The interiors are designed for effortless flow and functionality:

**The Kitchen:** A chef's delight featuring sleek light-toned cabinetry, premium quartz worktops, and stainless steel appliances (including an integrated fridge, 45cm integrated dishwasher, oven, extractor and gas hob).

**Living & Dining:** A spacious, sun-filled living room anchored by a feature corner fireplace. An adjacent light-filled annex serves as a perfect home office—complete with a desk and a clever "emergency bed" for those extra guests who just won't want to leave.

**The View:** Large glazed doors open from the living area onto a beautiful dining terrace boasting wide, open views.

**BEDROOMS & BATHROOM** Through a graceful archway, you'll find the private quarters: Two generous double bedrooms, both featuring space-saving sliding-door wardrobes. A crisp, modern bathroom situated between the rooms, featuring a contemporary walk-in shower, vanity unit, storage, heater and a heated towel rail.



**OUTDOOR LIVING & STORAGE** This home utilizes its footprint perfectly with a multi-level outdoor experience:

**Upper Dining Terrace:** Ideal for morning coffee or sunset dinners with a view.

**Lower Leisure Terrace:** A second spacious area perfect for sunbathing or a safe play zone for children.

**The Under-build:** Large utility space divided into two rooms—one serving as a dedicated laundry/pantry (housing the washing machine and a second fridge) and the other as a storeroom for bikes, beach gear, or golf clubs.

**AT A GLANCE: TECHNICAL SPECS** Condition: Immaculate; current owners since 2021. Climate Control: Gas central heating, a cozy wood-burner, and Air Conditioning in the living room and master bedroom. Quality Finishes: Double-glazed windows with integrated mosquito nets. Connectivity: Fiber-optic internet available. Community: Just a short stroll to the sparkling communal pools and seating areas. Costs: Very manageable annual fees (Community: 600€ | Total Taxes: 210.02€). Furniture: Negotiable. Move in and start living the

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|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
|  2 dormitorios |  1 cuarto de baño | <input checked="" type="checkbox"/> Piscina            |
| <input checked="" type="checkbox"/> Pool: Communal Pools                                         | <input checked="" type="checkbox"/> Open Views                                                       | <input checked="" type="checkbox"/> Lounge Dining Area |
| <input checked="" type="checkbox"/> Independent Kitchen                                          | <input checked="" type="checkbox"/> Good condition                                                   | <input checked="" type="checkbox"/> Energy Rating: E   |
| <input checked="" type="checkbox"/> Fire place                                                   | <input checked="" type="checkbox"/> double glazed                                                    | <input checked="" type="checkbox"/> Central Heating    |
| <input checked="" type="checkbox"/> Air conditioning                                             |                                                                                                      |                                                        |



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