

## 4 soverom Villa til salgs i Teulada, Alicante

2.495.000€




Villa for Sale in El Portet, Moraira – Open and Sea Views with Mediterranean Elegance Located in one of Moraira's most exclusive areas, El Portet, this beautifully refurbished villa combines elegance, comfort, and Mediterranean charm. Offering both open views and sea views from the pool level, it enjoys one of the best locations in town - within a short walk of the beach and all amenities. Completely renovated in 2022, the property sits on an 800 m<sup>2</sup> plot with a total built area of 265 m<sup>2</sup>. Entering from the spacious driveway, which provides parking for up to three cars, you are welcomed into a home that feels both stylish and inviting. On the entrance level, there is a large bathroom with a generous laundry room, and additional storage space both inside and outside. A few steps up lead to a bright bedroom with a walk-in wardrobe. One level down, you'll find the heart of the home: an open-plan living area living room with a pellet fireplace, a dining space, and a large modern kitchen with extra storage. From here, a glazed in naya creates another cosy lounging area with stunning open and sea views across El Portet Bay. This level also includes a guest toilet and access to a sunny terrace – perfect for enjoying a morning coffee or an evening glass of wine while admiring the scenery.

The lower level of the villa opens directly onto the pool terrace and features three bedrooms, one with an ensuite bathroom, all with built-in wardrobes. There is also a spacious shared bathroom on this floor. The outdoor area offers several terraces, including one with a charming bar - ideal for relaxing or entertaining friends and family.

The villa is equipped with gas central heating, air conditioning, partial underfloor heating, double glazing, mosquito nets, manual shutters, an alarm system, and an electric gate. The low-maintenance Mediterranean garden and various storage areas ensure both practicality and ease of living.

### Key Features:

 4 soverom

 4 bad

 265m<sup>2</sup> Bygg størrelse

 800m<sup>2</sup> Tomtestørrelse