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## 3 bedroom Villa in Moraira

Moraira, Alicante, Spain

**475.000 €**

Ref: 786471



Bedrooms  
3

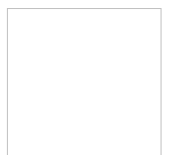
Bathrooms  
3

Build  
153 m<sup>2</sup>

Plot  
240 m<sup>2</sup>

Pool  
Yes

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### Description

Contemporary Mediterranean Villa in Exclusive Gated Community, Moraira

Located in the sought-after La Sabatera area, this beautifully presented three-bedroom villa is set within the exclusive Moraira Sport gated community of just 22 homes. Offering contemporary Mediterranean living, private gardens and excellent communal facilities, the property is within walking distance of supermarkets, cafés, restaurants and local amenities, while Moraira's beaches and marina are just 2 km away.

The accommodation is arranged over two levels and comprises a bright open-plan living and dining room with sliding doors opening onto a covered terrace overlooking the landscaped communal gardens, a fully fitted semi-open kitchen with utility courtyard, guest cloakroom, three double bedrooms with fitted wardrobes, two bathrooms (including an en-suite to the principal bedroom), and direct access to the private rear garden.

Outside, the villa features front and rear gardens, a covered summer kitchen with barbecue and fridge, private gated parking, and direct access to the communal gardens.

Residents enjoy over 10,000 m<sup>2</sup> of beautifully landscaped grounds, a large outdoor swimming pool, heated pool, tennis court and lift access throughout the development.

#### Key Features

Exclusive gated community of just 22 homes

Three double bedrooms

Two bathrooms plus guest WC

Open-plan living and dining area

Covered terrace and private gardens

Summer kitchen with BBQ

Private gated parking

Large communal pool, heated pool & tennis court

Walking distance to amenities

Approx. 2 km to Moraira centre, marina and beaches

Annual IBI is approximately €440, with community fees of €660 per quarter, covering the maintenance of the gardens, pools, tennis court and communal facilities.

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