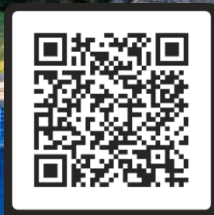


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SCAN ME

Calle Puerto De La Madera, Moraira Costa Blanca 03724

Price Guide € 1,560,000



# Calle Puerto De La Madera, Moraira Costa Blanca 03724

A beautifully appointed, five bedroom detached Ibizan style villa, in a highly requested and convenient position within El Portet.

The property was designed by renowned architect Joaquin Lloret and has been completed to an exceptional standard by the current owners, with versatile and spacious accommodation of approximately 366sqm arranged over three floors. There are handmade tiles with underfloor heating, exposed stonework, iroco wooden triple glazed windows and patio doors, reclaimed oak doors and beams and marble tiled bath/shower rooms.

To the split-level ground floor there is a vaulted hallway, large living room with an open fireplace, access onto the outside terrace and a separate dining area. The kitchen is fitted with limed wooden units, stone worksurfaces, integral appliances a laundry shoot and also has access onto the outside terrace. There is a cloakroom/WC, guest bedroom with en-suite shower room, two further bedrooms and four-piece family bathroom complete with a sunken bath.

To the lower ground floor there is a wine cellar, storage area, games/store room a utility/plant room family/living room with access onto the rear garden and bedroom served by an en-suite shower room.

To the first floor there is a vaulted master bedroom with direct access onto two separate private terraces and a large modern marble tiled bathroom.

Outside, the private south westerly walled plot extends to approximately 830sqm. To the front there is an electric gate leading to the covered parking and an oak door into a private courtyard with access to both sides of the property. To the rear there is a full width, partly covered terrace adjoining the ground floor living space, ideal for entertaining with its fitted outside kitchen and there are steps down to a further private lawned garden with a 10mX6m swimming pool.

- Detached Ibizan style villa
- 366sqm build
- 830sqm South-westerly plot
- Five bedrooms
- Four bath/shower rooms
- Wonderful terraces for entertaining
- Private Garden with 10mX6m swimming pool
- Large vaulted living room with fireplace
- Dining room
- Kitchen with appliances
- Family room
- Games/Store room
- Utility/Plant room
- Cloakroom
- Wine cellar
- Air conditioning
- Underfloor heating
- Triple glazing



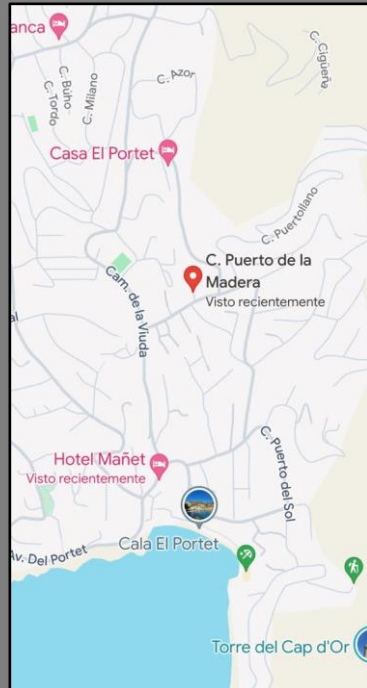
# Floor Plan



TOTAL FLOOR AREA : 3940sq.ft. (366.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

The property is situated in an enviable and extremely convenient position within the highly sought after area of El Portet and is only 550 metres from El Portet beach, local bars and restaurants. Moraira town centre & beaches are also within easy reach. The area itself is well situated approximately an hour's drive from both Alicante & Valencia Airports.

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