



**SELECT Villas**  
of Moraira



**MORAIRA**

**€ 198,000 REF:02512M**

- **BEDROOMS:** 3
- **BATHROOMS:** 2
- **CLOAKROOMS:** 0
- **BUILD YEAR:** 2003
- **BUILD AREA:** 92 m2
- **PLOT AREA:** 92 m2
- **POOL:** No
- **PARKING:** No
- **ORIENTATION:** South
- **VIEWS:** Town Centre
- **BEACH:** 3 mins. Walk
- **LOCAL AMENITIES:** 1 min. Walk

## Apartment in the Centre of Moraira

This first floor apartment is centrally located in Moraira and has three bedrooms.

**ACCOMMODATION:** Lounge/dining area, kitchen, master bedroom with fitted wardrobes and en-suite, one double bedroom with fitted wardrobes, one single bedroom with fitted wardrobes, shower room, entrance hall, inner hallway, **OUTSIDE:** Three balcony terraces.

### FULL DETAILS

This apartment is ideally located from which to enjoy all the local facilities and beaches of Moraira.

The apartment is accessed either via a communal staircase or lift to the first floor. The security door opens into the entrance hall with the lounge/dining area on the right. From here patio doors open onto the first balcony terrace which has street views and with additional French doors in the lounge this room is flooded with natural light. The fully fitted kitchen is modern and has a full range of fitted wall and base units with an integrated electric oven, electric hob and microwave. There is also space for a washing machine, dishwasher and a tall fridge/freezer. To the left the inner hallway leads to the rest of the accommodation. On the right is a shower room with a w.c., corner shower and a fitted unit with a basin. Continuing along the hallway is the spacious master bedroom which has French doors and persianas which offer views over a square. There are ample fitted wardrobes and an en-suite with whirlpool bath and hand shower, bidet, w.c., and a fitted unit with a basin and a mirror above with fitted lights.

The hallway turns to the left with the single bedroom on the left which has access to a further balcony terrace. At the end of the hallway is the third bedroom which has fitted wardrobes and French doors onto a spacious balcony terrace. There is also access to this terrace from the hallway.

This apartment would make an ideal permanent home or investment opportunity.

**ANNUAL COSTS:** I.B.I. (rates) €255.60, Community Fees €1017 and basura (refuse) €165.00.

**SPECIFICATION INCLUDES:** Ducted air conditioning, Aluminium Double Glazing, Persianas, Intercom door entry, Mains drainage.

The description of the property is for information only and does not form part of any contractual agreement

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