



**SELECT Villas**  
of Moraira

**MORAIRA**

**€ 249,000 REF:02575M**

- BEDROOMS: 2
- BATHROOMS: 1
- CLOAKROOMS: 1
- BUILD YEAR: TBA
- BUILD AREA: 69 m2
- PLOT AREA: 0 m2
- POOL: No
- PARKING: Garage
- ORIENTATION: North/West
- VIEWS: Open
- BEACH: 3 mins. Walk
- LOCAL AMENITIES: Immediate



## Top Floor Apartment in Moraira

This fourth floor apartment is ideally located in the centre of Moraira and benefits from having a large balcony terrace with open views and two double bedrooms.

ACCOMMODATION: Lounge/dining area, kitchen, two double bedrooms with fitted wardrobes, Hot & Cold Air-conditioning, family bathroom, guest bathroom, entrance hall, inner hallway, OUTSIDE: Large balcony terrace.

### FULL DETAILS

This apartment is perfectly located in the centre of Moraira, providing direct walking access to all the local facilities and beaches of Moraira.

The apartment is accessed either via a communal staircase or via one of two lifts to the fourth floor. The front door opens into the large entrance hall with the large, bright lounge/dining area on the left. A fully modernized galley kitchen is adjacent to the entrance hallway and comprises of modern ceiling light, stainless steel sink, dishwasher, oven, hob and extractor fan. A full glazed door from the kitchen leads out to a small utility room with washing machine. The entrance hallway and kitchen have both been laid with slate tile flooring. To the left of the entrance hallway is the modernised guest cloakroom with modern floating sink, wc. mirror with overhead light. Double glazed doors lead from the inner hallway to the large open plan lounge dining area with white ceramic tiled flooring and air conditioning unit. Sliding glazed doors provides access to the large sun terrace which is part covered and the remainder open, ideal for sun worshippers. From the lounge dining area an inner hallway leads to two double bedrooms both with hot & cold air-conditioning and built in wardrobes. Both bedrooms enjoy plenty of natural sunlight from windows overlooking the sun terrace.

Opposite the two double bedrooms is the fully modernized family bathroom comprising of w.c., a modern unit with basin and a mirror above and a walk-in shower.

This apartment would make an ideal permanent and or holiday home or investment opportunity for holiday rentals.

ANNUAL COSTS: I.B.I. (rates) €220, Community Fees €420 and basura (refuse) €165.

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SPECIFICATION INCLUDES: Hot & Cold air conditioning, part double glazing, Intercom door entry, Mains drainage.

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