

Villa Mercedes

Region: Costa Blanca **Sleeps:** 6

Overview

This exquisite three-bedroom villa in the stunning El Portet district of Moraira enjoys fabulous views of the green Mediterranean landscape and a delightful two-storey garden.

The striking modern architecture complements the minimalist interior design. The kitchen is a masterpiece, with plenty of worktop space on which to prepare a meal for the whole group and all the latest mod cons, and enjoys a beautiful open plan design, extending into the large dining area seating eight. The dining and living rooms both have direct access to the first-floor terrace, with spectacular views, and large patio doors and windows that allow the light to flood through the living areas.

On the first floor, the main bedroom enjoys an en-suite shower, as well as fabulous views of Moraira. The other two bedrooms, one double and one twin, are located on the ground floor. All three bedrooms have air conditioning and are equipped with plenty of storage and modern furniture. There is a shared shower on this floor for both bedrooms to share and both bathrooms are modern and bright, with glass fittings.

And finally, there is the delightful two-storey garden area. From the first-floor balcony, you can enjoy panoramic views of the green suburban landscape, extending right out to the bright blue sea and the mountains! The large private pool is surrounded by sun loungers to allow you to soak up the sun all day long, and the shaded dining area on the terrace overlooking the pool gives you the option of dining al fresco, with a barbeque for your exclusive use. Enjoy dinner at the table before retiring to the first-floor balcony sofa for a glass of wine with a view! Alongside all of this, there is a charming garden space with exotic plants and trees and a lovely stone pathway to the villa.



Just a five-minute drive to El Portet beach, and the same amount to central Moraira with a fabulous array of shops, restaurants and bars.

Facilities

Wi-Fi/Internet • Washing Machine • Villa • Coffee Machine • Hairdryer • Boat Trips • Scuba Diving • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Walking/Hiking Paths • Ground Floor Bed & Bath • Golf Nearby • Air-Con • TV • Private Pool • Special Offer • Has Discount • Beach Nearby • Cots (Cribs) • Modern • Ideal for Kids • Ideal for Teens • Dishwasher • Microwave • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Ground Floor

- Living room with air conditioning, TV (mainly German, some English channels), and access to the exterior
- Open-plan kitchen with 8-seater dining table and access to the exterior
- Bedroom with double bed and air conditioning
- Bedroom with two single beds and air conditioning
- Shared shower and toilet

First Floor

- Bedroom with double bed, air conditioning, en-suite shower, and access to terrace

Exterior

- Large outdoor spaces set over several level
- Covered terrace with seating area
- Covered terrace with outdoor dining table and barbecue
- Private pool (8 x 4 m) with surrounding sun loungers
- Back patio with seating
- Private gate and parking space
- First floor terrace space with artificial grass, hammock, and seating options

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Electric heaters
- Washing machine
- Dishwasher
- Hairdryer
- Coffee maker
- Cot & highchair (*please see T&Cs*)

Tourist License Number: AT-435434-A



Location & Local Information

Nestled between Javea and Calpe on the fabulous Costa Blanca of Spain, Moraira is a beautiful coastal town with traditional Spanish charm oozing through its cobbled streets and market squares.

Enjoying the inland mountains to the West and the exquisite sandy coves of the Mediterranean Sea to the East, Moraira truly provides something for every taste! From water-sports, horse riding, cycling, tennis and go-carting to golf, boat trips and a weekly market where you can find all kinds of local produce including food, gifts, linen, leather and ceramic goods and so much more!

Once a small fishing village, this peaceful town has grown steadily into a holiday-maker's paradise, with a beautiful marina and an exotic array of bars and restaurants allowing you to try the local cuisine (it's more than just *paella*!), explore historic landmarks and indulge in a sangria or two in the evening.

Infamous beaches, such as the Playa de L'ampolla with its pedalos and parasols, and Playa del Portet, ideal for children with its abundant shallow waters, are located within the town itself, and with the average winter temperature in Moraira at 18.1° C, you might find yourself sunbathing even in December!

So whether you fancy taking an evening stroll through palm-tree promenades or practising your flamenco at a lively *fiesta*, expect to find all your needs met in this flourishing coastal community!

Local Amenities

Nearest Airport	Alicante Airport (95 km)
Nearest Ferry Port	Port of Javea (17 km)



Nearest Train Station	Teulada Tram Stop (9 km)
Nearest Town	Moraira (3 km)
Nearest City	Alicante (80 km)
Nearest Restaurant	Restaurante El Portet (2 km)
Nearest Bar/Pub	Raco Bar (2 km)
Nearest Supermarket	SuperCor Expres (3 km)
Nearest Beach	Portet de Moraira Beach (2 km)
Nearest Golf	Ifach Golf Club (6 km)
Nearest Tennis	Portet Tennis Club (2 km)

What we love

- The garden area is stunning, well-equipped and interesting, with an array of furniture and plants, catering for all tastes!
- Of course, the view of Moraira is spectacular, and we're sure you'll never tire of it!
- Villa Mercedes' open-plan kitchen and dining area is modern, practical and beautiful in its simplicity
- Guests at Villa Mercedes are just a short drive from the coastal town of Moraira, and there is plenty more to see and do in this region of Spain!

What you should know...

- Please be aware that the swimming pool is not fenced, and there are open steps in the garden, so children should be supervised at all times
- The fabulous hill-top location means it's not the most accessible spot for those with limited mobility, so you might want to consider hiring a car

Terms & Conditions

- **Security deposit:** €600 paid via credit card, direct to the owner via secure payment link before arrival, and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4-7 pm.
- **Departure time:** 10 am.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price, with a mandatory weekly change that must be collected from the property management's office.
- **Pets welcome?:** Not permitted.
- **Other Ts and Cs:** Please be aware that the pool cleaner and the gardener will be access the property's exterior ground unannounced once a week. They must always be given access to the property. Extras available, on request and at an extra charge, are:
 - Cot: €4/day
 - Highchair: €4/day
 - Additional guest: €12/day
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 5 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available.
- **Tax:** Tourist Tax included in the rental price.
- **Internet access?:** Wi-Fi internet access included in the rental price.
- **Pool towels included?:** Not included.