







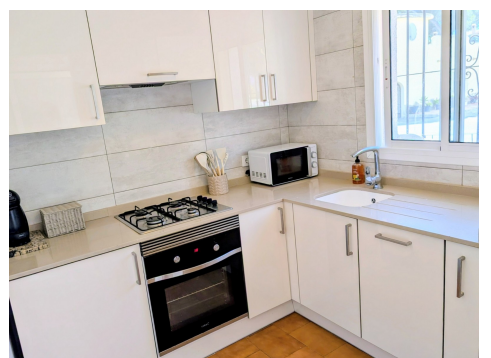
Ref: SM22923Z

Price: 289,000€



-  **Town House**
-  **Moraira**
-  **2**
-  **1**
-  **72m² Build Size**
-  **Pool: Yes**

This charming terraced house in the international Moraira Park community is the definition of "ready-to-enjoy." Whether you are looking for a stress-free permanent residence or the ultimate "lock-up-and-leave" holiday retreat, this property delivers modern comfort with zero work required. From the convenient communal parking, a few easy steps lead you to your private front terrace and a flat entrance into a home that has been meticulously maintained and updated. **THE LIVING SPACE: MODERN & BRIGHT** The interiors are designed for effortless flow and functionality: **The Kitchen: A chef's delight...** (Ask for More Details!)





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**THE LIVING SPACE: MODERN & BRIGHT**  
The interiors are designed for effortless flow and functionality:  
**The Kitchen:** A chef's delight featuring sleek light-toned cabinetry, premium quartz worktops, and stainless steel appliances (including an integrated fridge, 45cm integrated dishwasher, oven, extractor and gas hob).  
**Living & Dining:** A spacious, sun-filled living room anchored by a feature corner fireplace. An adjacent light-filled annex serves as a perfect home office—complete with a desk and a clever "emergency bed" for those extra guests who just won't want to leave.  
**The View:** Large glazed doors open from the living area onto a beautiful dining terrace boasting wide, open views.  
**BEDROOMS & BATHROOM**  
Through a graceful archway, you'll find the private quarters: Two generous double bedrooms, both featuring space-saving sliding-door wardrobes. A crisp, modern bathroom situated between the rooms, featuring a contemporary walk-in shower, vanity unit, storage, heater and a heated towel rail.  
**OUTDOOR LIVING & STORAGE**  
This home utilizes its footprint perfectly with a multi-level outdoor experience:  
**Upper Dining Terrace:** Ideal for morning coffee or sunset dinners with a view.  
**Lower Leisure Terrace:** A second spacious area perfect for sunbathing or a safe play zone for children.  
**The Under-build:** Large utility space divided into two rooms—one serving as a dedicated laundry/pantry (housing the washing machine and a second fridge) and the other as a storeroom for bikes, beach gear, or golf clubs.

**AT A GLANCE: TECHNICAL SPECS**  
**Condition:** Immaculate; current owners since 2021.  
**Climate Control:** Gas central heating, a cozy wood-burner, and Air Conditioning in the living room and master bedroom.  
**Quality Finishes:** Double-glazed windows with integrated mosquito nets.  
**Connectivity:** Fiber-optic internet available.  
**Community:** Just a short stroll to the sparkling communal pools and seating areas.  
**Costs:** Very manageable annual fees (Community: 600€ | Total Taxes: 319.92€).  
**Furniture:** Negotiable—move in and start living the dream immediately.

**THE LOCATION: EVERYTHING AT YOUR DOORSTEP**  
Moraira Park offers a peaceful residential vibe while keeping you minutes from the action:  
**Golf Course:** 850m  
**Essentials (Supermarket, Chemist, Restaurants):** 1.4km  
**Rocky Beach & Restaurants:** 1.6km  
**Sandy Beach & Doctors surgery:** 2.2km  
**Moraira Town Centre:** 2.7km  
If you're looking for a home that requires nothing but a key in the lock and a drink in your hand, this is it. Contact us today to arrange a viewing!

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