

# VILLA PUERTOLLANO 51

EL PORTET • MORAIRA • SPAIN

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## PUERTOLLANO 51

# WELCOME

The Villa is situated in a fantastic location within easy reach of the beach, the marina and the vibrant centre of Moraira with its attractive promenade, shops, bars and restaurants.

Facing due south, overlooking El Portet, the Villa has stunning views over the Bay of Calpe to the south and a rocky coastline to the north. It exudes the ultimate in luxury for those having a desire to get away from it all whilst having all the amenities close to hand.

Villa Puertollano 51 is a comfortable, well loved family villa, located in a quiet residential area just a few kilometres from the shops, restaurants and beaches in the popular town of Moraira. A spacious terrace leads out to the pool, providing plenty of sunny and shady spots to spend relaxing days and where lovely sea views can be enjoyed. Inside, the villa is a tasteful mix of modern and traditional, and offers plenty of space for a family to enjoy a relaxing holiday together.

A charming individual villa in the desirable location of El Portet. Only an few minutes drive to the Blue Flag sandy beach area and Moraira is a 5 minute drive from the villa. The villa is constructed on two floors, and sleeps 12\* (plus extra child bed) in two self-contained apartments - interconnected only on the outside, so as to give privacy to separate families holidaying together. The upper apartment sleeps eight in three bedrooms and the lower, four in two bedrooms. There are two double rooms, two twin rooms and a triple room. There are two lounges both comfortably furnished with sofas and a large dining area with table and 6 chairs, flat screen TV with UK TV channels, DVD, and Wifi.

There is a terrace to one side of the pool which gives an additional area for sitting out and sunbathing. There is a lovely garden and BBQ area for outside cooking. Off road parking areas include space for three cars. The property is situated approximately 94km/58 miles from Alicante airport (approximately 1 hour drive).



## PUERTOLLANO 51

# THE VILLA

Facing due south overlooking El Portet and with stunning views over the Bay of Calpe to the south and a rocky coastline to the north, the villa exudes the ultimate in luxury for those having a desire to get away from it all 'far from the madding crowd', whilst having all the amenities close to hand. Purpose-built in traditional Spanish style, the villa has two separate apartments each one with its accommodation on a single level.

The larger apartment, sleeping eight, is on the upper floor and opens on to a large veranda running the length of the villa, at one end of which steps lead directly down to the large kidney-shaped swimming pool on the lower level. The smaller apartment beneath sleeps four with the lounge opening through sliding patio doors on to a large terrace with steps leading down to the garden terraces on the right with the swimming pool on patio level to the left. The apartments are entirely separate with private entrances and separate approaches from the road and make for an ideal arrangement for large families or two sets of friends.









## PUERTOLLANO 51

# ACCOMMODATION

Entrance to the property is at the rear with enough off-road parking for three cars. The main door opens into a small entrance hall with patio doors taking you into the main living area on your right. The 5 bedrooms are spread between two floors meaning it is great for larger groups and offers a degree of independence.

The large private pool is set into terracing and is accompanied by the most spectacular view of the sea. The swimming pool is 36' long and is kidney-shaped and the depth varies from 1 metre to 2.5 metres. There is also plenty of room for everyone to sunbathe or take shade from the heat under the veranda. The BBQ with handy preparation area and dining tables and chairs are great for alfresco dining in true Spanish style.

At the rear of the terrace there is a pool shower room consisting of a shower, toilet and washbasin. Handy when returning for a day at the beach.

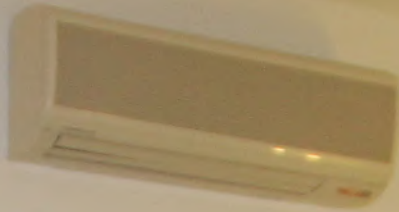
The larger apartment, sleeping eight (one cot bed) and is located on the upper floor. The open plan living area is tastefully decorated with marble floor and furnished with plenty of comfortable seating, feature fireplace, a large dining table and chairs and a contemporary, fully equipped kitchen. Patio doors lead onto the large veranda running the length of the villa, at one end of which steps lead directly down to the large kidney-shaped swimming pool on the lower level.

There is a Master bedroom with en-suite bathroom featuring 'his and hers' sink and mosaic tiles. Double glass doors lead from the master bedroom on to the veranda. Opposite the master bedroom there is a Triple bedroom with three single beds. There is a further double bedroom, tastefully decorated with beautiful full length curtains. The family bathroom comes complete with large rain shower and feature mosaic tiles. There is also a separate WC. All bedrooms are fully furnished and equipped with large built-in wardrobes.

The lower level sleeps four with open plan living area with sliding patio doors leading directly on to a covered patio area equipped with an outside dining table and chairs, BBQ and sun loungers. At the rear of the lounge a door leads to the two twin bedrooms and main bathroom. Both bedrooms have twin beds and are tastefully decorated with matching bedspreads and curtains. Each bed is provided with a pillow, blankets and bed linen. Both the bedrooms are fully furnished and equipped with large built-in wardrobe. The family bathroom comes complete with large rain shower and feature mosaic tiles.













## **PUERTOLLANO 51**

# LOCATION

### **EL PORTET**

The very picturesque beach cove of El Portet is the closest beach from the villa, a 'blue flag' beach with lovely clear water and rock pools for fishing. Nestling in the lee of the headland which forms the northern end of the Bay of Calpe lies the village of El Portet, once the port for Moraira less than half a mile away. Only accessible from Moraira, Portet is given over almost exclusively for the villa owners whose properties fan out up the hills overlooking the village and the inlet.

El Portet beach offers nice beach side cafes as well as the La Dauphin gourmet restaurant for that special meal in the sunset.

### **MORAIRA**

Formerly a small fishing village Moraira is now a small fashionable resort with a beautiful Marina and many quaint shops and restaurants. Moraira has no large hotels and therefore is not package holiday orientated. The town authorities have developed the town and immediate area into a very exclusive and prestigious resort for the benefit of the villa owners. Small restaurants and bars abound and there are three lively discotheques in the countryside just out of town. A recently built large marina provides comprehensive marine facilities at very reasonable rates. There are sandy beaches and remains of an old castle to explore. Friday is market day when, from early in the morning till mid-afternoon, the town explodes into a kaleidoscope of colourful stalls and displayed wares. Not to be missed!

### **COSTA BLANCA**

The 'White Coast' name is given to the Mediterranean coastal region of central Spain which effectively extends from Denia in the north through Benidorm to beyond Alicante in the south - a coastline of shimmering white sandy beaches extending over a distance of approximately 100 miles. The northern half of the Costa Blanca from Denia to Altea has one of Spain's most scenic coastlines whilst the southern half has a flat narrow coastal plateau merging with the mountain backcloth one to two miles inland.

The Costa Blanca, of all the three main Mediterranean holiday areas of Spain, is by far the most attractive for holidaymakers for many reasons including its reputation as having the healthiest climate in the whole of Europe.



## PUERTOLLANO 51

# ACTIVITIES

Moraira have so much choice when it comes to bars and restaurants from Michelin Star dining to simple tapas.

There is so much to do as a family, including go kart racing, horse riding, water sports galore, mini golf, tennis or simply stay at the villa and have a swimming competition.

Shops are open 8am till 1.30pm and 4.30pm till 8pm Monday to Saturday and most supermarkets are open Sunday morning in the season. The main street in Moraira has a superb baker, wine merchant, butcher, greengrocer and delicatessen.

There are many wonderful coastal walks and hiking tracks in the mountains, boat, Scuba diving and Jet Ski hire from Moraira Marina. Sol Park Tennis Club is 10 minutes away with professional coaches. Safe swimming from the blue flag beach of El Portet and Moraira has two beaches. Terra Mitica theme park, Mundomar and Aqualand water parks are all just 30 minute drive away.

Take a drive into Calpe with its famous Penon de Ifach rock and try some of the walks in the area or stop at one of the many seafood restaurants on offer along the promenade or tapas down the lanes of the old town. If you want to go further afield, a trip to Alicante or Valencia is well worth the visit.









VILLA PUERTOLLANO 51  
LA COLINA, EL PORTET, 03724 MORAIRA, SPAIN  
TEL: +44 1803 782003  
EMAIL: [INFO@STOKEGABRIALLODGINGS.COM](mailto:INFO@STOKEGABRIALLODGINGS.COM)