



  
Moraira  
dreams



Welcome to Moraira Dreams

A stunning community of spectacular superior villas in a 5 star setting.

Where you can enjoy your dream villa within walking distance of the sea and Moraira Village.

Where contemporary architecture meets demanding aspirations.

Where exquisite designs meet environmental exacting excellence.

Visit Moraira Dreams and prepare to be dazzled.

Your investment is secure as demand is increasing again.



## About Moraira

Although jet-setters, artists and artisans all seeking a prettier, cleaner and warmer climate than can be found in the Côte d'Azur, have discovered Moraira, it still remains in essence a picturesque little fishing village with its own unique identity.

When you visit Moraira you quickly realize why people fall in love with Spain and the Spanish way of life. This idyllic fishing village lies in a bay on the South Eastern Coast of Spain, between the larger resorts of Javea and Calpe, 80 km's (50 minutes) from Alicante and 110 km's (1 hour) from Valencia airports with excellent motorway and coastal roads from both.

Set in the heart of the Costa Blanca, Moraira is in the area described by the World Health Organisation as having "one of the most environmentally perfect climates in the world". The area is designated as a conservation zone of extraordinary beauty, where height and density of buildings are strictly

controlled. Beautifully situated amongst the beautiful green and mountainous scenery, pine covered hills gently slope into its dramatic coastline - a water sports enthusiasts dream: beautiful blue flag beaches and warm clean seas, craggy cliffs and isolated coves - some accessible only from the sea - provide some of the most spectacular views in Spain. The area is well served by the bustling marina with some 600 berths, sailing school, service yard and excellent club and restaurant.

The village itself with its picturesque marina and fish market; the quaint churches, squares and back streets bursting with shops, bars and wonderful restaurants still retaining their Spanish character illustrates why so many people choose to settle in this area amongst their welcoming Spanish and cosmopolitan neighbours. Although Moraira has grown from a village into a town it retains its unique Spanish traditions with the fishing fleet still intact and very much a part of local industry still supplying local restaurants with the daily catch. Although bustling and vibrant there remains an air of tranquillity and a welcoming atmosphere to the many visitors who return every year or indeed have made it their home.

The two main local gently-shelving sandy beaches, awarded the prestigious EEC Blue Flags for cleanliness, are well tended and very safe for family bathing. Slightly out of town, the beautiful El Portet beach offers stunning scenery, turquoise; shallow water and small restaurants where you can sit and watch the world go by. In fact the whole of the Costa Blanca has 34 Blue Flag beaches - 3 times the number of any other Costa (Costa Del Sol has 8). Local leisure facilities include 3 large Golf Courses, tennis, football, squash, all water sports, boat hire and trips, horse-riding, go-kart racing tracks for both adults and children, a small fairground and three good nightclubs for all ages. There are too many restaurants of interest and good quality to list here but we can mention that there are 8 Michelin recommended restaurants in the immediate area with three of them being star rated and not too expensive. Moraira and its environs is in a conservation area with very strict planning controls. The luscious green countryside is just dotted with whitewashed private villas set amongst pine woods, vine terraces and orange groves, providing an idyllic setting for those wanting total peace and privacy. The area remains exclusively for villa owners and individuals who prefer and enjoy independent holidays.

South facing Moraira enjoys a typical subtropical Mediterranean climate with cool sea breezes in summer and protection by surrounding mountains against the cool North winds in Winter. The area averages nearly 3,000 hours of sunshine each year and the average temperature easily exceeds 20 degrees. In 1986 the World Health Organisation recommended the climate of the area as one of the most equitable in the world - neither too hot in the summer nor too cold in the winter. On average it boasts around 325 sunny days each year making it an ideal all year round destination.



## What to do in Moraira

You would never be short of finding a lively place to go to in the evenings. There are many clubs and bars in the area including Algas the picturesque beach cabana in Moraira open day and night, when it is beautifully illuminated and, whether you are dining or just stopping for drinks, you are assured of having a fantastic night out!

There are many places of interest to see on day excursions to other coastal resorts such as Javea, Calpe, Denia, Altea, Villajoyosa and Alicante.



There is also spectacular scenery inland a little including the wonderful mountain-top fortress of Guadalest, the 'Garden of Eden' waterglades and waterfall of Fuentes Del Algar, the Vergel Safari Park near Denia, Europe's largest palm forest at Elche and the ancient city of Murcia. Valencia (third largest city in Spain) is less than one hour drive away and Barcelona (second largest) and the capital Madrid are three to four hours away - all reachable by motorway. Spain's answer to Euro Disney, Port Adventure near Barcelona, is about three and a half hours away. On a smaller scale, but great fun, is Terramitica a theme adventure park in the hills about 25 minutes away.

If you like open markets in addition to the weekly Friday market held next to the Moraira main beach, you could plan a visit to the various markets held at nearby resorts for each day of the week! Apart from the buzzing activity, you will see inexpensive local produce, fresh fruit and vegetables, local specialities, herbs and spices, leather goods, clothes, rugs, fresh and silk flowers, souvenirs, pottery and a whole variety of other goods.

## Images of Moraira



## About Moraira Dreams

Moraira is chic, unspoilt, exclusive and one of the most beautiful locations in the Northern Costa Blanca enjoying a very high proportion of year round owners and the fewest percentage of villas returning to the market as resale's. We have many clients who would once have chosen Marbella but are now opting for Moraira.

The Moraira coastline of coves and cliffs, is dramatic, stunning and one of the most impressive in Spain. The scenery behind the coast is of verdant pine-clad hills and mountains.

Moraira Dreams is set in a peaceful, tranquil, secluded and although adjacent to vineyards, provides all the facilities anyone could ever want: the beach, local bars, restaurants, shops, golf club etc are just a short walk away. Local Spanish and international schools are renowned and a short drive away.

Moraira Dreams is a secure investment even in these 'troubled times'. Villas built by our company are identified by a discrete plaque which we fix to the wall recognized locally as a 'kite mark of quality'. This places our villas in great demand whenever they are sold on.

Moraira Dreams falls within the conservation area described by 'The World Health Organisation' as having an environmentally 'Near Perfect' climate and where the winter weather is one of the sunniest in Europe.

**Launch Price: detached, stunning and fully specified 3 bedroom Moraira villas with private pool costs only €569,851. No more than an equivalent resale.**

Our viewing trips leave you independent and are without any sales pressure whatsoever. We collect you from the airport and accommodate you in the Swiss Hotel – one of the best hotels in the area. We tour you throughout the area and show you a cross section of plots, new villas as well as resale's. We do not expect you to make on-the-spot decisions.

Please let us know if you have any questions or whether you would like us to arrange your 2 to 3 day visit to Moraira. We understand you may already have planned your trip and you may simply want an appointment. Just let us know when you are travelling and we'll give you some date options.



## Villa prices list



Moraira Dreams Villa Design	Perspective View	Area under roof: m2	Number of Bedrooms shown can be increased	Your choice of 800-900m2 plot included in price	Euros	Sterling @1.15€/£
<b>Balearia</b>		<b>125.88</b>	<b>3</b>	<b>Plot incl</b>	<b>569,851</b>	<b>495,523</b>
<b>Vanguardia</b>		<b>156.92</b>	<b>3</b>	<b>Plot incl</b>	<b>619,861</b>	<b>539,010</b>
<b>Bravia</b>		<b>204.8</b>	<b>3</b>	<b>Plot incl</b>	<b>697,000</b>	<b>606,087</b>
<b>Eden 4 Bed</b>		<b>380.1</b>	<b>4</b>	<b>Plot incl</b>	<b>863,094</b>	<b>750,517</b>

- Contracts are in both English and Spanish and a fixed price is quoted in Euros.

- All properties are freehold, and detached.

- Independent Bank Guarantee Bond protecting stage payments all the way to completion is available.

- These prices exclude government taxes (7% IVA)

\* Depending on plot size, additional bedrooms & bathrooms may be added at relatively little extra cost



## Villa Design: Balearia

Area under roof: m2	Number of Bedrooms shown can be increased	Your choice of 800-900m2 plot included in price	Euros	Sterling @1.15€/£
125.88	3	Plot incl	569,851	495,523

**This house is perfect for those who need big areas and at the same time like to live in comfort.**

**We have re-designed one of the model we have sold most often, using every centimetre of the house. 3 bedrooms, 2 bathrooms - one of them en suite, kitchen, living dining room, not much corridor and a lot of luminosity.**

**This 125 m2 size is certainly used to the maximum giving the biggest versatility to the smallest villa in our range.**

Prices are exclusive of 7% I.V.A.



## Villa Design: Vanguardia

Area under roof: m2	Number of Bedrooms shown can be increased	Your choice of 800-900m2 plot included in price	Euros	Sterling @1.15€/£
156.92	3	Plot incl	619,861	539,010

**A much more modern design with very straight lines and especially light, a lot of light!**

**The freedom sensation in this house is smashing; every room of the house, including the living room, has got direct access to the terrace through huge French windows. 156 m2 house, 3 bedrooms, 2 bathrooms - one of them en suite, living dining room and kitchen.**



Prices are exclusive of 7% I.V.A.

## Villa Design: Bravia



Area under roof: m2	Number of Bedrooms shown can be increased	Your choice of 800-900m2 plot included in price	Euros	Sterling @1.15€/£
204.80	3	Plot incl	697,000	606,087

**One of the highest specification models in our range. Classic design and Mediterranean style. Divided over 2 floors.**

**On the ground floor: 2 bedrooms - one en suite, 2 bathrooms, living dining room, kitchen, utility room, big porch and a patio.**

**On the first floor: main suite with bathroom, dressing room and access to the terrace. The area of the house is 205 m2.**

Prices are exclusive of 7% I.V.A.

# Villa Design: Eden 4 Bedroom

Area under roof: m2	Number of Bedrooms shown can be increased	Your choice of 800-900m2 plot included in price	Euros	Sterling @1.15€/£
380.10	4	Plot incl	863,094	750,517



Prices are exclusive of 7% I.V.A.

## Number One Spain

*The villa we all dream about is here . . .*

A unique opportunity has just become available to own a villa located in arguably the best front line plot in main-land Mediterranean Spain.

The location is completely unique: it is both the only front line plot available in such an outstanding area and just a few minutes from Moraira in the idyllic Costa Blanca North.

Much is written about the unspoilt beauty of the corniche coastline of Benissa which stretches between Moraira and Calpe. The panoramic sea views, mountain views and verdant countryside just take your breath away. This is a coastline for playing in; the sea in Moraira is very blue, warm, clean and safe. The sailing is fantastic and the coastline very dramatic. Beautiful Ibiza is 55 nautical miles away around 3 hours - if you can manage 15 to 20 knots.

The plot is in a small tree-lined hamlet of exclusive villas a few minutes from the Les

Basetes yacht club and about 10 minutes drive from Moraira. The plot and villa - the villa has yet to be built so you will be able to customise the design - sits on a low cliff with steps leading down to a secluded little cove. The sea views from the plot are panoramic and South facing. You can even park your jet ski or catamaran in the cove.

Moraira is 45 minutes from the elegant and historic cities of Alicante and Valencia, 10 minutes from the Autopista A7 which connects the area to the rest of Europe and 15 to 20 minutes from Altea, Javea and Denia. Drive time from the UK is 18 hours.

**We do not know of a better location anywhere!**



- The villa has 4 bedrooms - en-suite. 6 bedrooms is possible if the indoor pool is not required
- Total living area 423m<sup>2</sup>
- Total constructed area 606m<sup>2</sup>
- Guest cloakrooms inside and out
- Car port for 2 cars
- Sauna
- Gym
- Heated indoor pool with de-humidifier
- Outdoor infinity pool
- Jacuzzi
- Terrace, patios and porch
- Solarium
- Landscaped gardens

- Large plot 1,018m<sup>2</sup>
- Ready in 12 months
- Contemporary artistic design being built to the latest building standards
- First class materials and finishes throughout. Everything is included except your furnishings.
- The villa can be customised

The villa was designed for the partner of a renowned firm of builders and architects, but the downturn in Spain led to his reluctant decision to sell this dream property.

In a normal market, the price would be over 4m Euros. The company is prepared to sell it for **2.85m Euros** for a quick sale to a serious buyer.

This is a very special villa being offered at a very low price. There is now clear evidence of the market returning to Spain with high net worth buyers leading the way. We therefore expect this villa to sell very quickly.





UK OFFICE

22 Cannon Hill

Southgate Green

London

N14 6BY

Tel: +44 208 920 5260

[info@morairadreams.com](mailto:info@morairadreams.com)

[www.morairadreams.com](http://www.morairadreams.com)