

# Villa Juanita

Region: Moraira Sleeps: 6

## Overview

This two-storey villa is striking, beautiful and unique. The grand entrance to Villa Juanita is an indication of the luxury beyond, as well as offering stunning views from the balcony.

The bright, modern interior presents a variety of living areas, so you can choose from a comfy spot by the bright windows to read a book, a cosy sofa, an ideal armchair or even a spot at the inside dining table to relax. There is a TV with SAT channels and a DVD player, as well as a fireplace in this open plan living area, so you can all relax either together or separately, and stay warm even in the cooler evenings. The kitchen is bright, spacious and welcoming, with plenty of space for several cooks to get involved in meal preparation, and an array of the latest mod cons to ease the process!

The bedrooms are located across the two-storeys. The first two, a large double bedroom with A/C and an ensuite shower room, and a second twin bedroom which shares the ensuite room are located in this first-floor. The third bedroom is up a set of internal stairs to the second-floor. Here there is a double bedroom with ensuite bathroom. All three bedrooms are modern, bright and equipped with a fine array of luxury furniture, from wooden fittings to tasteful décor and large windows allowing the light to flood in! One of the double rooms also has terrace access. Both bathrooms are spacious and have double sinks. There is also an extra guest WC.

With a vast circular pool as the centrepiece of its fabulous fenced garden, you'll feel in the height of luxury as you lay back on one of the many sun-loungers, or enjoy breakfast by the pool in the morning sun at the stone table. Beyond this pool area, there is a luscious green expanse as the lawn is punctuated by great trees, plants and bushes of all species. There is also a table for up to eight in the shaded veranda area so that you can enjoy an alfresco meal in the warm afternoons. A second dining table is located on the first-floor terrace, with six lovely wooden chairs. In fact, there's a total of five tables to choose from outside, so you'll all be catered for, whatever your requirements! And with the option to fence the pool and fully fenced grounds, this is the ideal villa for those travelling with young children.

Bars, shops, restaurants and beaches are all just a short walk or drive away in nearby Moraira, as you're just 1.5km from the town centre!



## Facilities

Modern • Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • BBQ • Cot(s) • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Interior

### Ground floor

- Living area with seating place in front of the fire place
- TV room
- Dining room
- Cloak room
- Full equipped kitchen
- Utility room
- Double bedroom with en-suite shower room
- Twin bedroom

### First floor

- Double bedroom with en-suite bathroom

## Exterior

- Swimming pool
- Pool terrace

## More facilities...

- Dishwasher
- Washing machine
- Parking place



## Location & Local Information

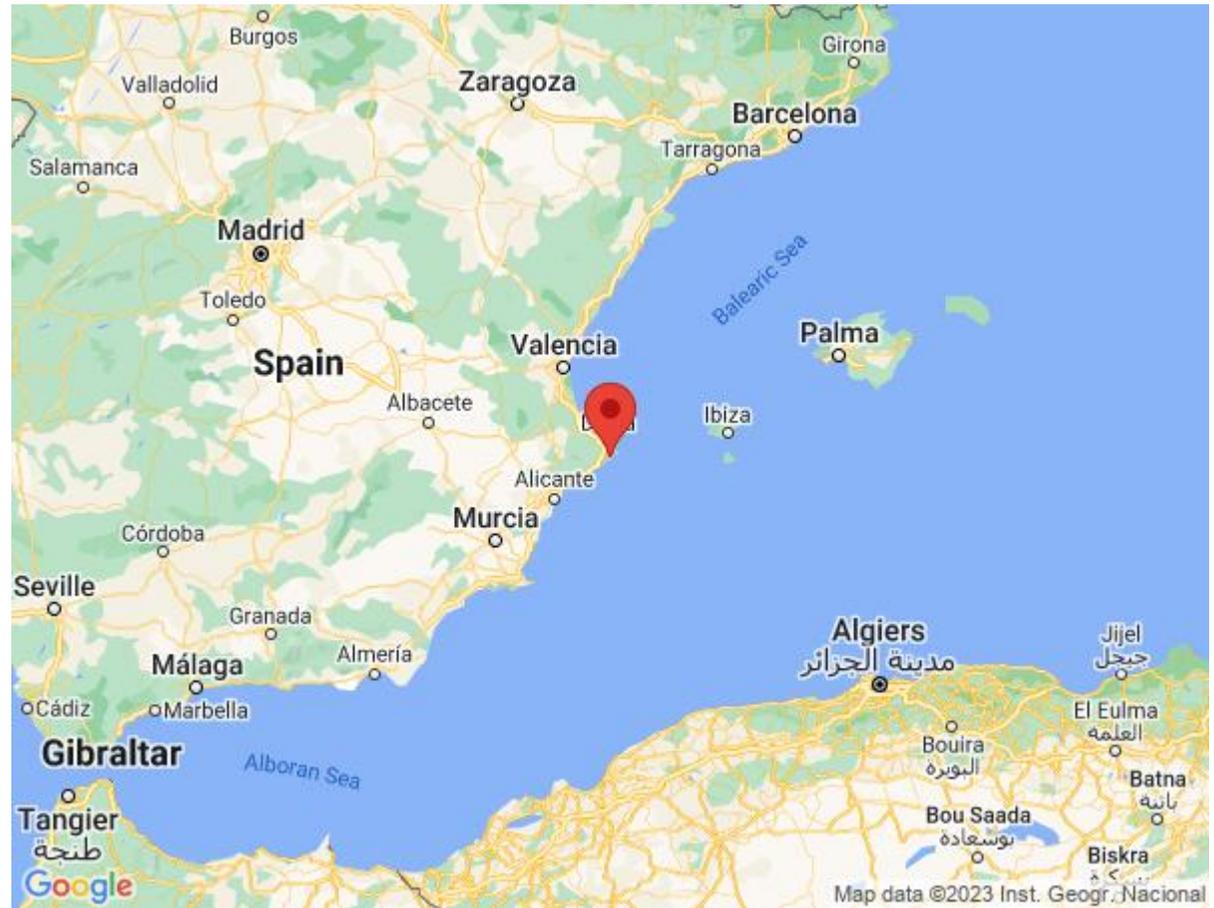
Nestled between Xàbia and Calpe on the fabulous Costa Blanca of Spain, Moraira is a beautiful coastal town with traditional Spanish charm oozing through its cobbled streets and market squares.

Enjoying the inland mountains to the West and the beautiful 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!

Equally placed between the airports of Alicante and Valencia, accessing the area is incredibly easy.



## Local Amenities

Nearest Airport	<b>Alicante airport (90 km)</b>
Nearest Shop	<b>Restaurants, bars &amp; supermarkets (1 km)</b>
Nearest Beach	<b>Sandy beach (2 km)</b>



## What we love

- The pool is undoubtedly one of our highlights, adding a real sense of class and elegance to the whole property!
- We love the striking appearance of the villa, going hand in hand with the beautiful garden and pool area
- The spacious open plan living area gives everyone the choice and freedom to both socialise collectively and seek a little alone time

## What you should know...

- Towels and linen will need to be rented separately, if required

# Terms & Conditions

- Security deposit: €400 for families and groups up to 4. For groups larger than 4, under the age of 35, €150/person
- Arrival time: 5.00 pm
- Departure time: 10.00 am
- Energy costs included?: Included in the rental price
- Linen & towels included?: Not included in the rental price, €15 per person
- Pets welcome?: Pets are not allowed
- End of stay cleaning included?: Included in the rental price
- Smoking Allowed?: No smoking inside the villa
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property
- Minimum stay: 5 nights
- Heating costs included?: Not included in the rental price
- Internet access?: Wi-Fi connection
- Other Ts and Cs: Additional person €80 per week