



**RAM  
ON  
ESTE  
VE**  
STUDIO

Exclusive  
Designer  
Villa for sale  
in Moraira



Since 1993, DREIER NEW HOUSE has been creating dream homes on the Costa Blanca. With a passion for quality, each villa is a work of art, built with care and infused with the company's signature attention to detail.

The team at Dreier New House brings imagination to life, guiding clients on a journey from concept to creation, and always with a commitment to superb after-sales service.









In 1991, Ramón Esteve founded the studio with the certainty that architecture was a global discipline.

"Since then, we have been building a professional team united by the search of a common objective, generating design solutions to unique spaces, objects and brands. Today, the studio is a place where architects, designers and creatives work together to develop signature projects."



"Harmony, the result of a generation of systems, as a relationship between all, projects are born from an idea, an idea that drives the direction of the entire process from its origin at conception, until the outcome in execution. Serenity, resulting in the search for balance in the relationship between shapes and within their geometric universe. Timelessness, born at a particular time, but with the will to try and evoke the greatest amount of time. Atmosphere, evolving as a result of the successful elements of matter and light, so that the only interpretation is its unique fusion."



*“Creativity is the result of imagining, solving and surprising.”*





This impressive designer luxury villa rises in El Portet, one of the most exclusive and sought-after areas of Moraira, on Spain's Costa Blanca. This privileged enclave is set in a small and picturesque bay, surrounded by hills and natural landscapes that offer a tranquil and private atmosphere.

With direct views of the Mediterranean Sea, the villa benefits from its proximity to the beautiful Playa del Portet, a cove with crystal-clear waters and golden sand, ideal for swimming and water sports. El Portet is known for its serene environment and relaxed lifestyle, making it an ideal destination for those seeking luxury and exclusivity in a natural setting.

The villa is also just a short distance from the center of Moraira, a charming coastal town that combines traditional Spanish charm with modern amenities such as gourmet restaurants, boutiques, and a marina. Additionally, the area is well-connected to other important towns in the region, such as Jávea and Calpe, as well as Alicante airport, which is approximately an hour's drive away.



This luxury villa, designed by renowned architect Ramón Esteve, is a sublime example of contemporary architecture. Conceived to seamlessly blend with the Mediterranean landscape, the villa combines sophistication and modernity, making the most of its prime seafront location. Ramón Esteve's design reflects a perfect balance between luxury, functionality, and natural beauty, transforming this villa into a private dream retreat in one of the most sought-after areas of the Costa Blanca.



## General description

The villa is distributed over four levels with an open-plan design that maximizes the sense of space and sophistication. It features two separate access points, ensuring convenience and privacy for residents and guests.

On the basement floor you will find a very spacious garage with an easy access from the street and an access hall to the interior staircase and elevator that connects all 4 floors.

The next floor is the lower ground floor consisting of a huge multi-purpose area, which the future owner can develop as they please. Additionally, this floor already includes two en-suite bedrooms with direct access to the garden, providing a seamless connection to the outdoor spaces.

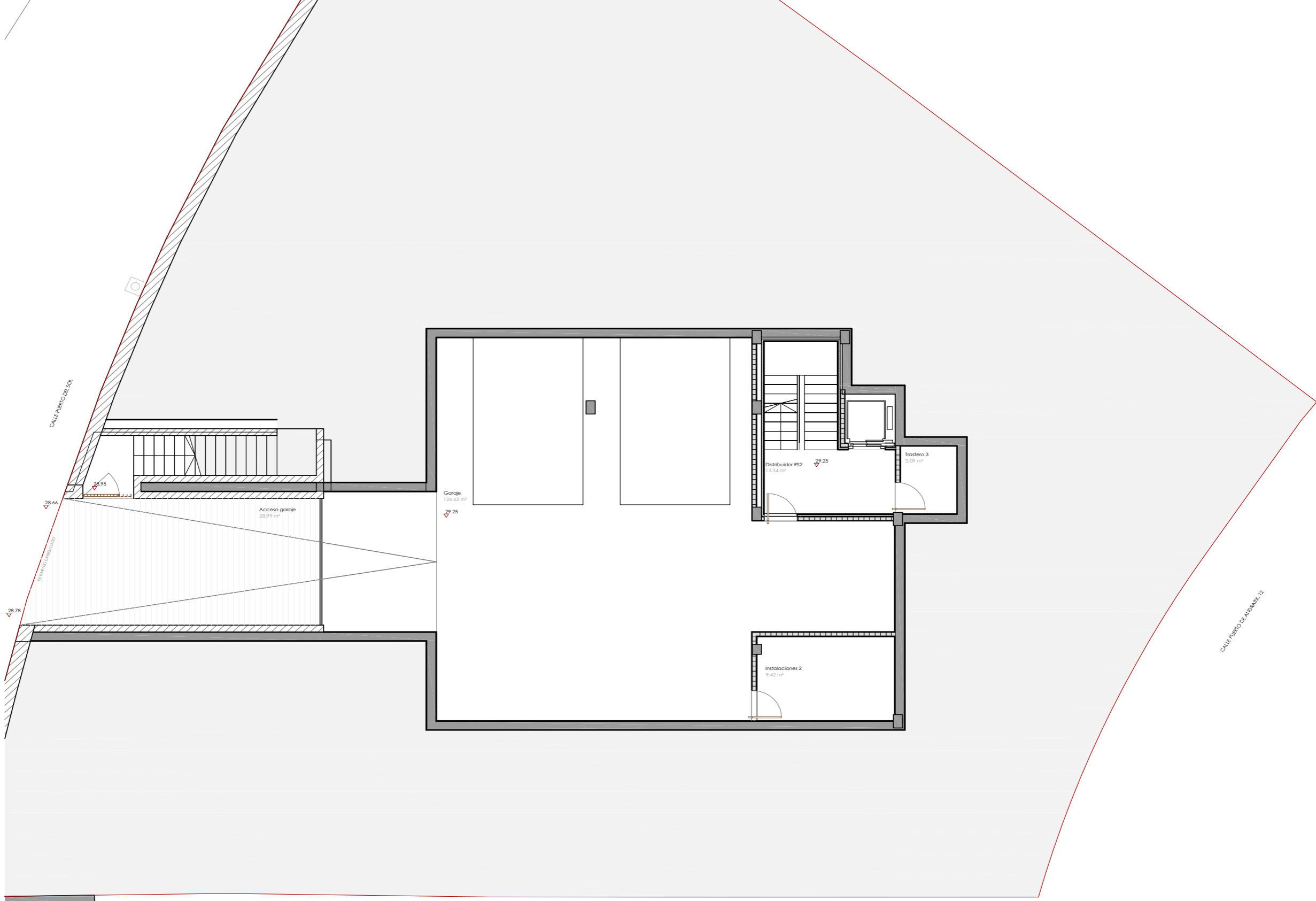
On the ground floor, we have 1 bedroom with an en-suite bathroom, a guest toilet and a spacious living/dining room with a fully equipped kitchen with electrical appliances. Last but not least, on the first floor you will find 2 more full-sized bedrooms with en-suite bathrooms.

This spectacular villa has been designed considering the wonderful climate we have in this area and therefore is provided with very spacious terraces protected with porches in order to enjoy the full Mediterranean lifestyle.

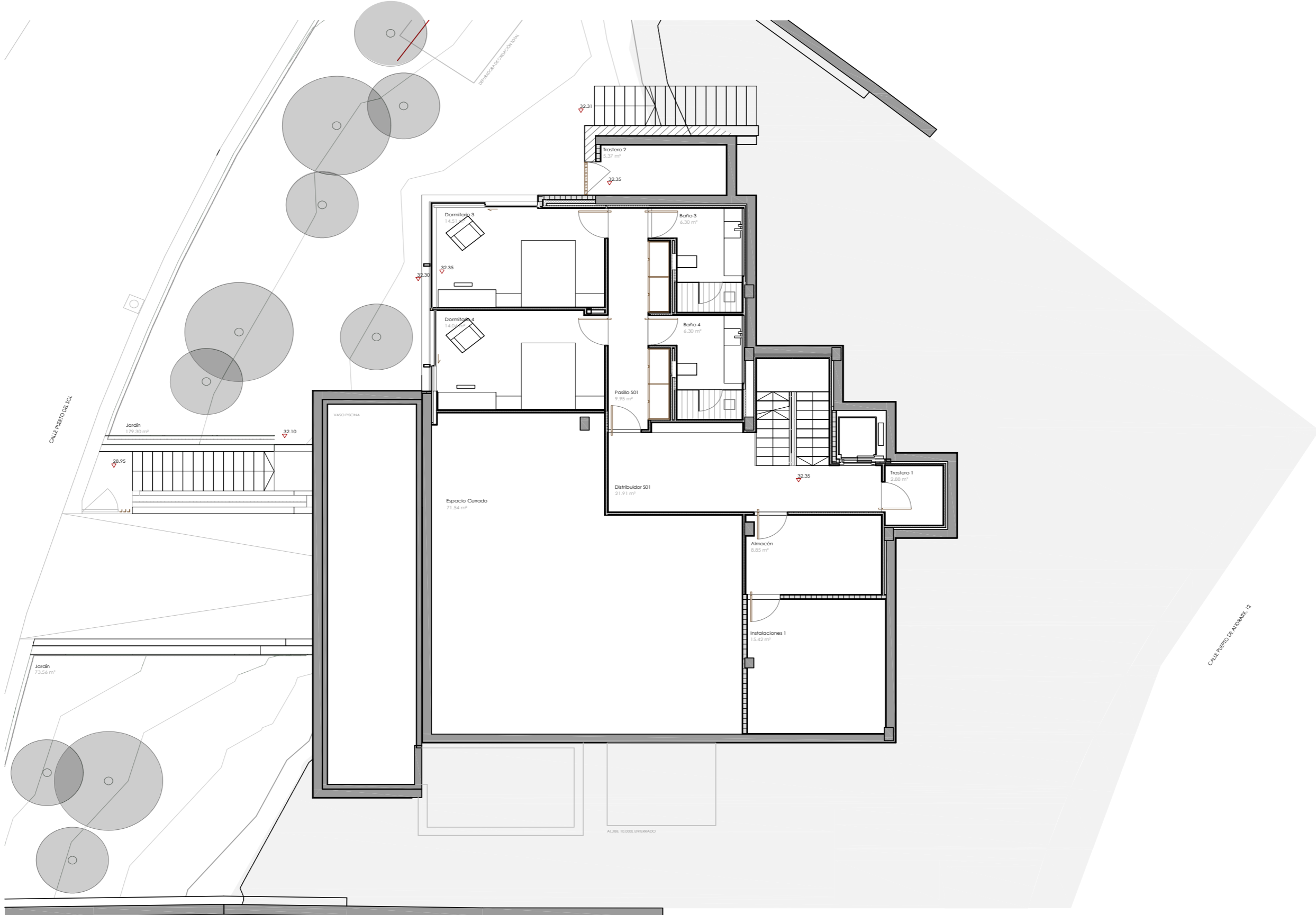
The villa features a modern open-air kitchen, perfect for enjoying outdoor dining in a unique setting. Thanks to its orientation, this space receives sunlight until the end of the day, allowing you to make the most of the long Mediterranean sunsets.

- Plot: 787,86 m<sup>2</sup>
- House: 589,81 m<sup>2</sup>
- Terrace: 121,25 m<sup>2</sup>
- Porch over terrace: 56,60 m<sup>2</sup>
- Swimming Pool: 44,51 m<sup>2</sup>.
- Orientation: South - West

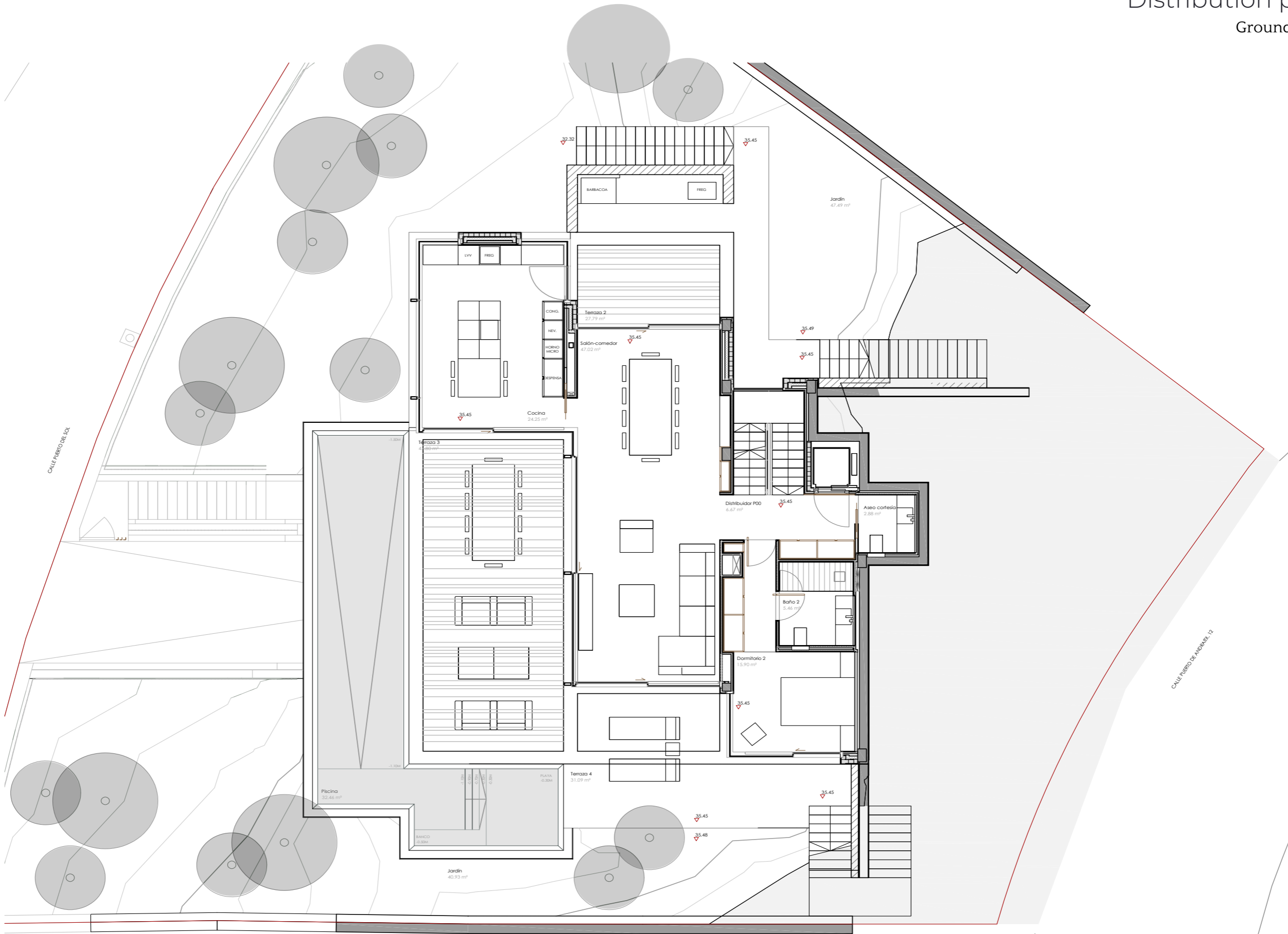
Distribution plan  
Basement



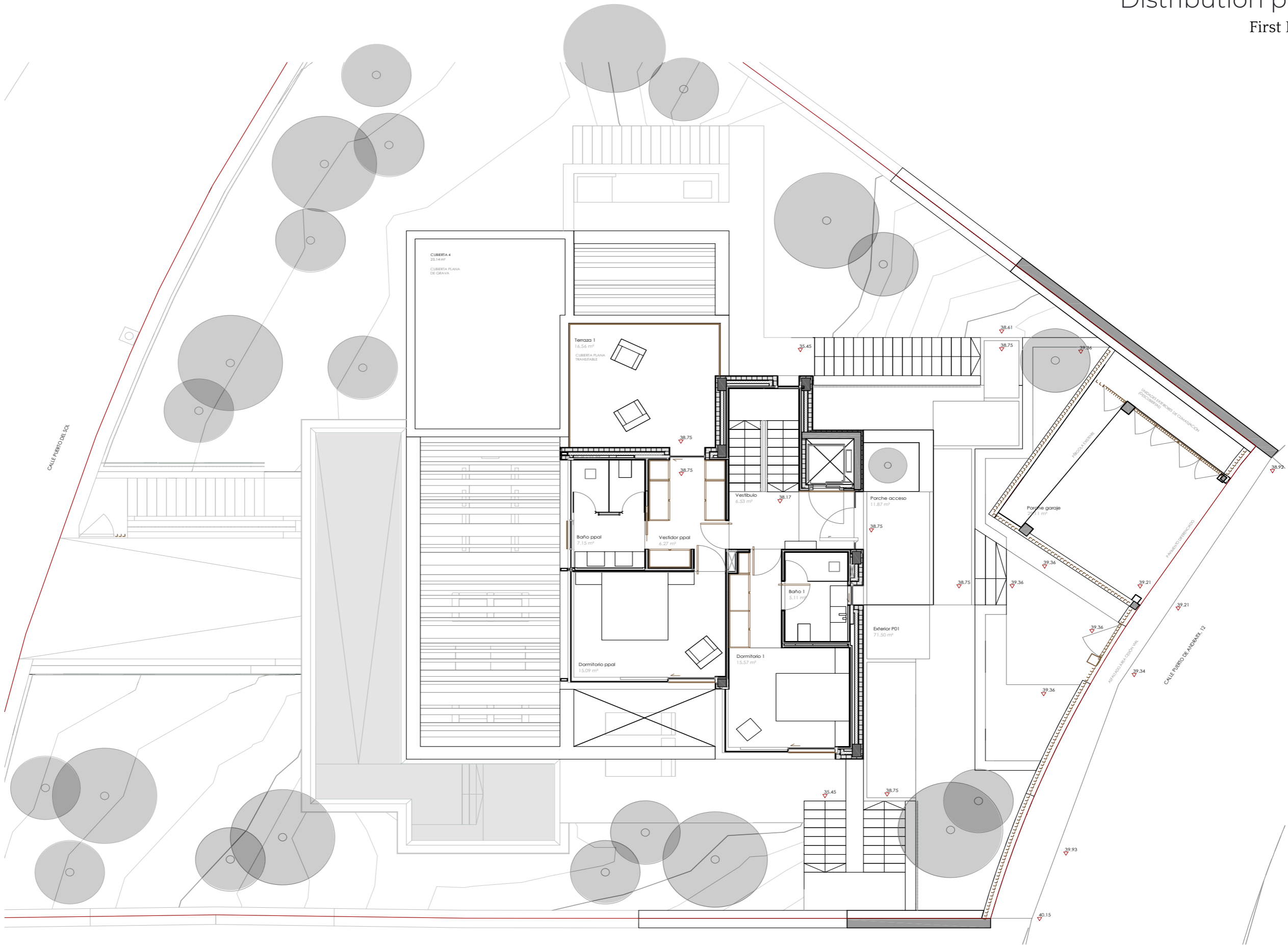
Distribution plan  
Lower ground floor



Distribution plan  
Ground floor



Distribution plan  
First Floor





#### BASEMENT

- Garage access - 28,99 m<sup>2</sup>
- Garage - 124,62 m<sup>2</sup>
- Distributor PS2 - 13,34 m<sup>2</sup>
- Storage room - 3,09 m<sup>2</sup>
- Fittings room 2 - 9,42 m<sup>2</sup>

#### LOWER GROUND FLOOR

- Multifunctional room - 71,54 m<sup>2</sup>
- Installation room 1 - 41,10 m<sup>2</sup>
- Warehouse - 8,85 m<sup>2</sup>
- Storage room 1 - 2,88 m<sup>2</sup>
- Distributor S01 - 21,91 m<sup>2</sup>
- Corridor - 9,95 m<sup>2</sup>
- Bedroom 3 - 14,51 m<sup>2</sup>
- Bathroom 3 - 6,30 m<sup>2</sup>
- Bedroom 4 - 14,04 m<sup>2</sup>
- Bathroom 4 - 6,30 m<sup>2</sup>

#### GROUND FLOOR

- Distributor P00 - 6,67 m<sup>2</sup>
- Guest bathroom - 2,88 m<sup>2</sup>
- Living / dining room - 47,02 m<sup>2</sup>
- Kitchen - 24,25 m<sup>2</sup>
- Bedroom 2 - 15,90 m<sup>2</sup>
- Bathroom on suite 2 - 5,46 m<sup>2</sup>
- Terrace 2 - 27,79 m<sup>2</sup>
- Terrace 3 - 45,80 m<sup>2</sup>
- Terrace 4 - 31,09 m<sup>2</sup>
- Swimming pool - 44,51 m<sup>2</sup>

#### FIRST FLOOR

- Hall - 6,53 m<sup>2</sup>
- Master bedroom - 15,09 m<sup>2</sup>
- Master bathroom on suite - 7,15 m<sup>2</sup>
- Master dressing room - 6,27 m<sup>2</sup>
- Bedroom 1 - 15,57 m<sup>2</sup>
- Bathroom 1 on suite - 5,11 m<sup>2</sup>
- Terrace 1 - 16,56 m<sup>2</sup>









- 01- C3 Non-slip ceramic floor tiling (100x100x12cm.)
- 02- Façade finish: lime mortar
- 03- Swimmingpool mosaic tile
- 04- Natural dry stone walls

## Exterior carpentry



Minimal aluminium exterior carpentry - Double glazing.

Functional standards are guaranteed by excellent acoustic and thermal insulation performance and perfect resistance to wear and tear caused by weathering.



#### INTERIOR DOORS

MDF lacquered from floor to ceiling. Colour to be defined.

- Isolation rubber.
- Hidden hinges.

#### ENTRANCE DOOR

Pivoting security entrance door, with external lining of laminated marine wood.

Dimensions 120x280cm. + Fixed glass 30cm wide

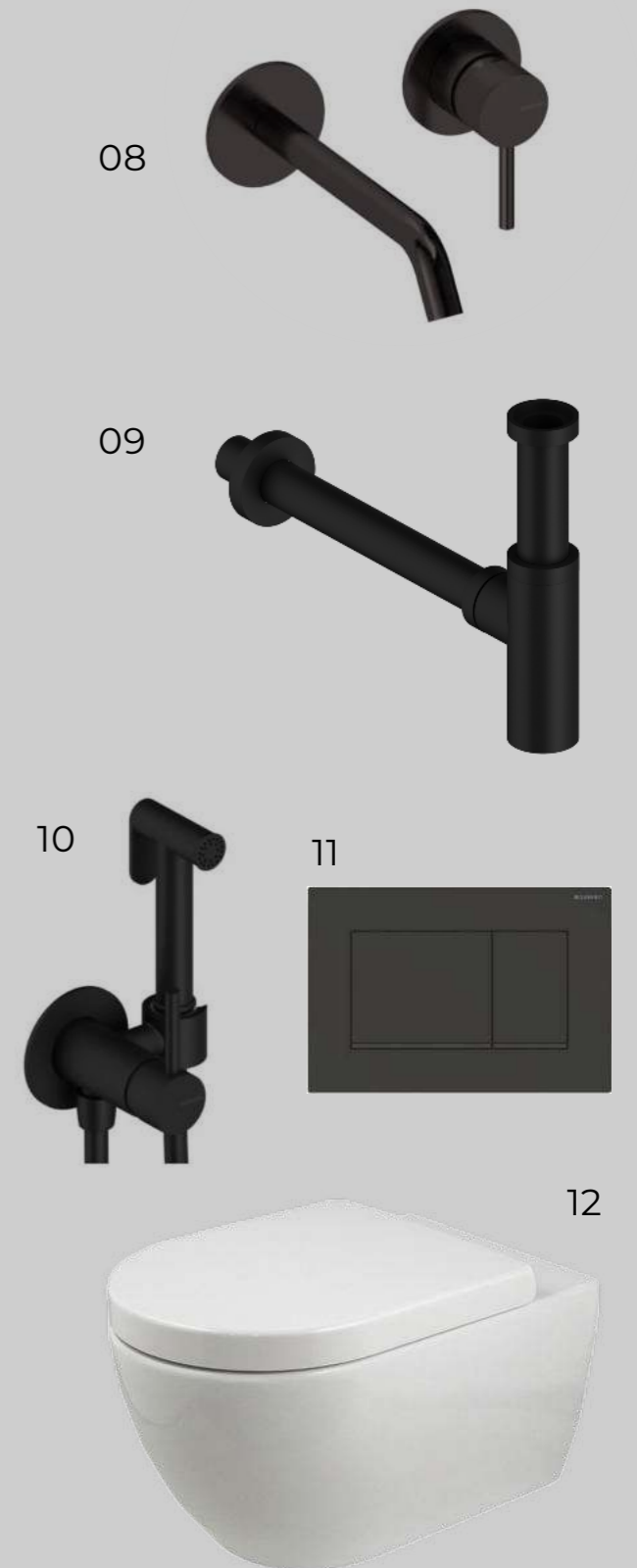
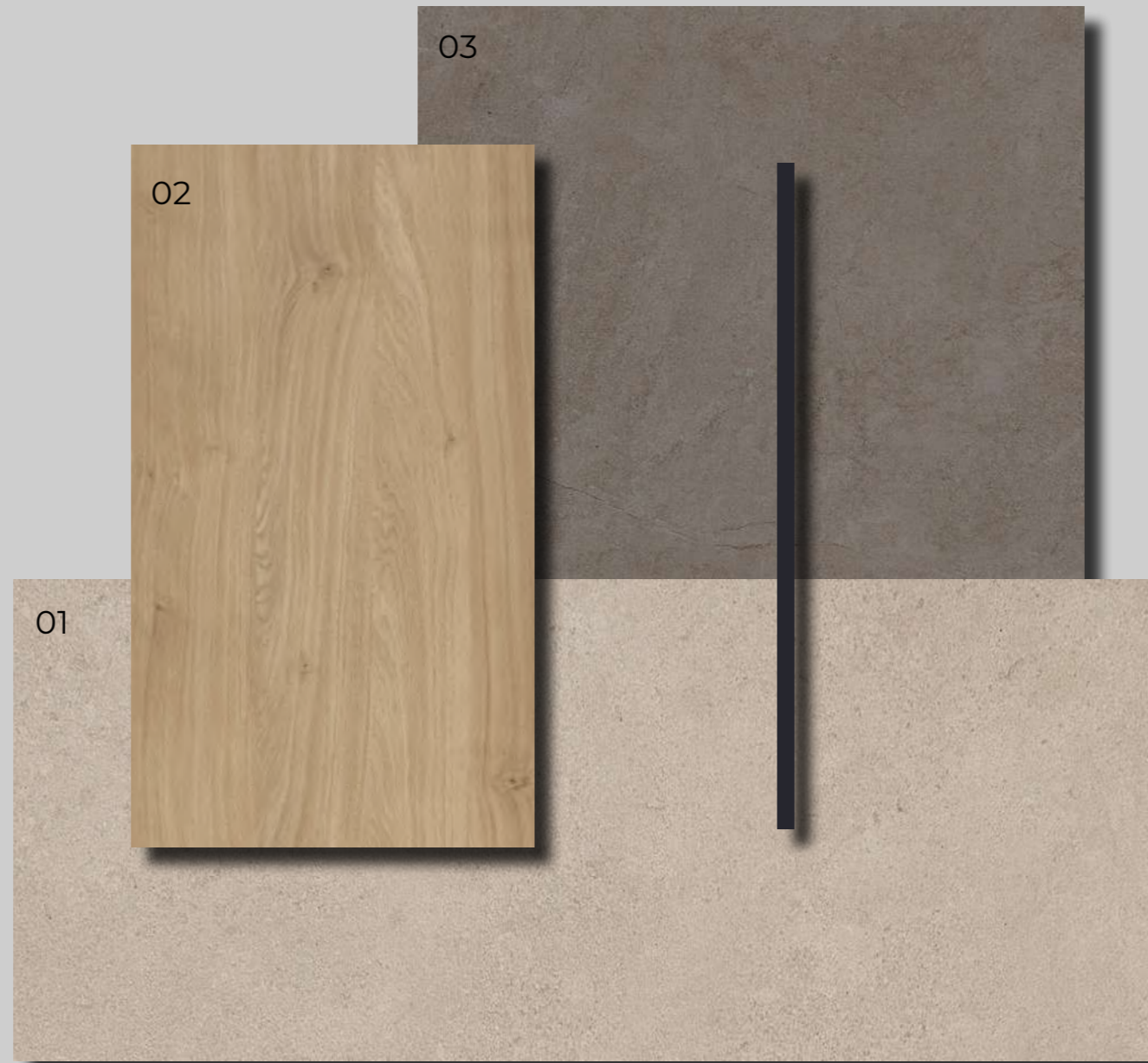
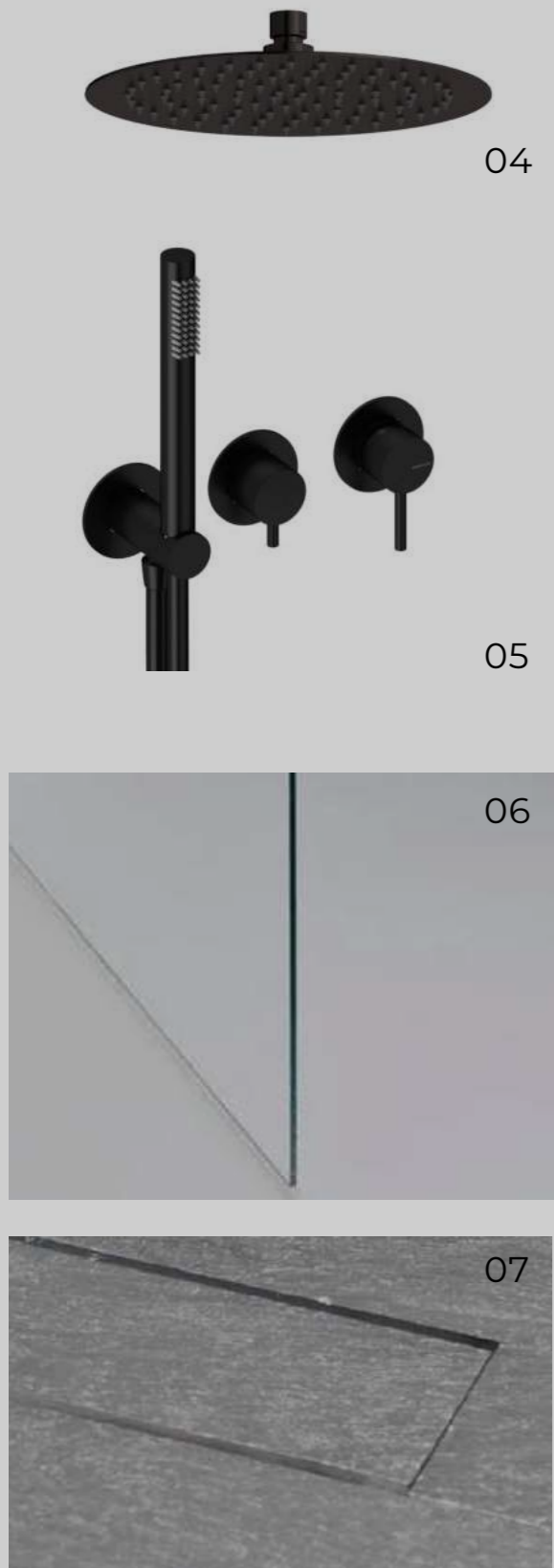


## Bathrooms material finishes



- 01- Floor C3 (100x100 cm.) & (300x100 cm.) ceramic tiling
- 02- Oak veneer for washbasin furniture and wall panelling.
- 03- Made-to-measure washbasin countertop in porcelain tile.
- 04- Ceiling-mounted washbasin mirror with integrated LED lighting in the side panels.
- 05- Water-repellent paint for walls.

## Bathrooms Fittings



01- Floor C3 (100x100 cm.) & wall (300x100 cm.) ceramic tiling. 02- Oak veneered washbasin unit. 03- Made-to-measure washbasin countertop in porcelain tile. 04- Shower spray head. 05- Shower faucets, matt black. 06- Frameless shower enclosures with jandel. 07- Integrated shower grid. 08- Built-in basin taps, matt black. 09- Siphon for washbasin, matt black. 10- WC mixer tap, matt black. 11- Concealed cistern and push button, matt black. 12- Wc, white.

## Kitchen



01- Floor (100x100 cm.) ceramic tiling.

02- Oak veneer for for kitchen island base units and 6 high storage units.

03- Made-to-measure ceramic countertop for kitchen island.

04- Paint for walls.



## Stairs



01- Floor (100x100 cm.) ceramic tiling.

02- Oak veneer Staircase from ground floor to first floor:  
Metallic structure with steps covered in wood veneer - darkened oak.  
Remaining staircase flights made of concrete and finished with the same ceramic material as used for the floor.

03- Paint for walls

04- Glass railings.

Pool terrace

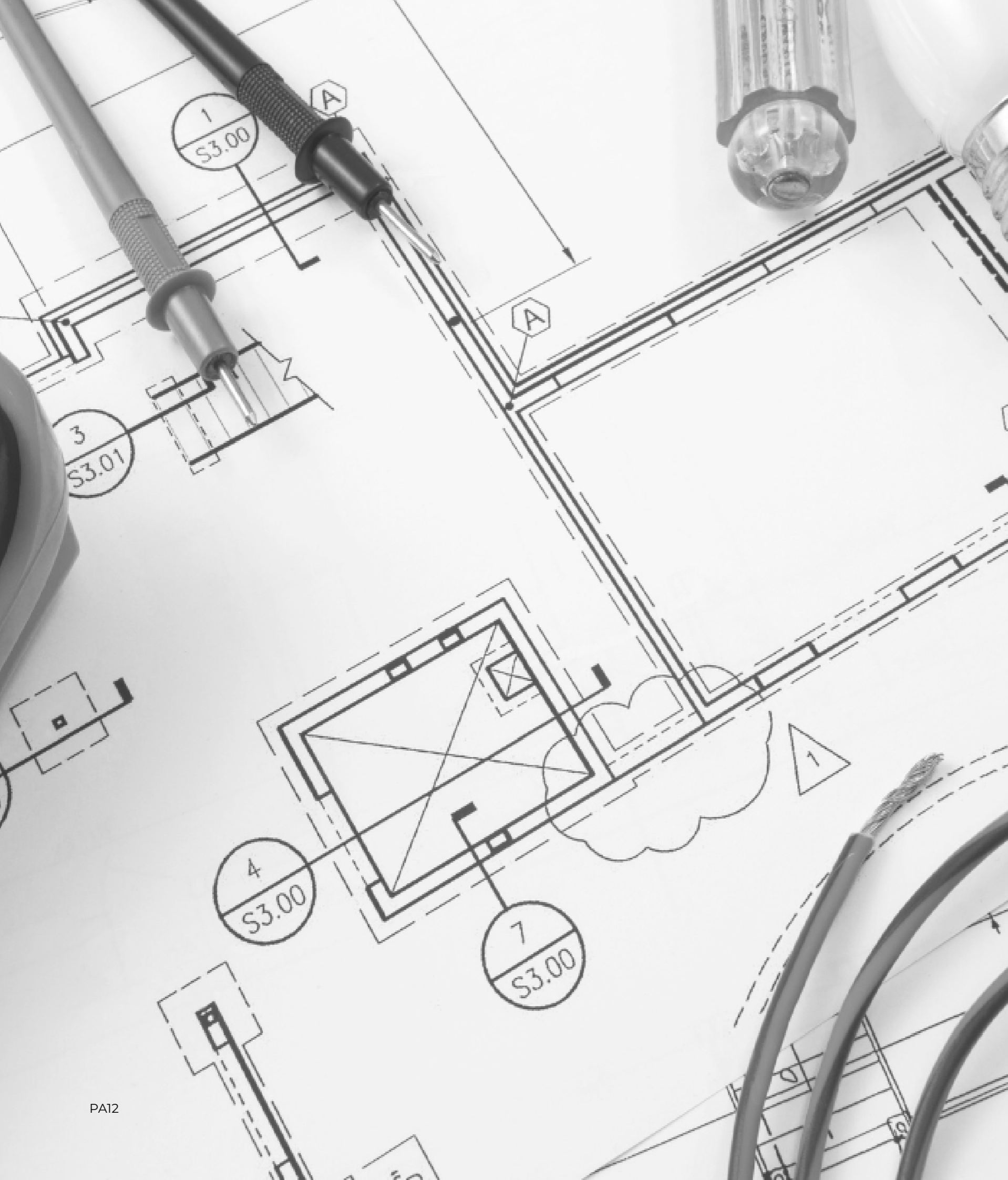


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## Technical Equipment

1- DUCTED AIR-CONDITIONING SYSTEM.

2- UNDERFLOOR HEATING AND DOMESTIC HOT WATER VIA ELECTRIC HEAT PUMP (AEROTHERMIA).

3- AIR-TO-AIR HEAT EXCHANGE VENTILATION SYSTEM.

4- WATER SOFTENER FOR DOMESTIC USE.



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# DREIER

NEW HOUSE

\*The images and information shown in this dossier are merely representative and not binding.  
Construcciones y Mantenimiento Dreier S.L. keeps its right to make the appropriate modifications or adjustments in order to adequately carry out this project.

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

