



Essence Moraira
MEDITERRANEAN COLLECTION VILLAS

Villa 2



A DEVELOPMENT OF
ORANGEVILLAS[®]
REAL ESTATE & DEVELOPMENT

03



TEULADA MORAIRA

Teulada-Moraira is the perfect Mediterranean retreat: turquoise seas, hidden coves and an elegant atmosphere where time seems to stand still. Nestled between vineyards and mountains, this corner of the Costa Blanca combines authenticity, exclusivity and an unparalleled quality of life.

07



ESSENCE MORAIRA

Essence Moraira is a development of four exclusive homes set in a peaceful and natural environment. A project that combines design, comfort and Mediterranean elegance. The essence of discreet luxury by the sea.

11



ESSENCE MORAIRA- VILLA 2

The largest villa at Essence Moraira stands out for its striking architecture and the interplay of volumes that adapt to the terrain. Its platforms open onto the landscape, integrating interior and exterior spaces to fully enjoy the views and Mediterranean light.

23



INTERIOR DESIGN AND SPECIFICATIONS

The materials used in the villa convey warmth and authenticity, combining natural stone, white lime mortar and wood in perfect harmony. A Mediterranean palette that enhances the light and the essence of the surroundings.

THE JEWEL OF THE COSTA BLANCA TEULADA-MORAIRA

MEDITERRANEAN BLUES

The beaches and coves of Moraira display all the shades of the Mediterranean, a natural setting that inspires calm and beauty with every glance.

MEDITERRANEAN LIVING

Living in Teulada–Moraira means discovering a place where life flows at the unhurried pace of the Mediterranean. Between hills covered with vineyards and a coastline of turquoise waters, this privileged enclave on the Costa Blanca offers a perfect blend of authenticity, comfort and exclusivity. Its seafaring spirit, cosmopolitan atmosphere and natural surroundings turn every day into an experience of serenity and beauty.

Here, luxury is not measured by ostentation, but by well-being. The sea breeze, golden sunsets and the warmth of its people create an ideal setting for enjoying a relaxed lifestyle without giving up top-quality services. Moraira preserves the charm of a small seaside town, with first-class restaurants, boutiques, a marina and corners where time seems to stand still.

With more than 300 days of sunshine a year and a mild, pleasant climate in every season, Teulada–Moraira invites outdoor living: coastal walks, swimming in hidden coves, routes through pine forests and a constant connection with nature. It is a destination that captivates through its balance—between tranquillity and vitality, tradition and modernity—ideal for those seeking a fulfilling life in the heart of the Mediterranean.

The beauty of the surroundings turns the everyday into something extraordinary.

THE JEWEL OF THE COSTA BLANCA
TEULADA-MORAIRA



MEDITERRANEAN CHARM

The harbour and the town of Moraira combine elegance and Mediterranean authenticity—a place where the sea, tranquility and social life come together in perfect harmony.



SOURCE OF INSPIRATION

In Moraira, light, the sea and tranquility awaken inspiration. Every corner invites you to create, to dream and to be carried away by the serene beauty of the Mediterranean.



MEDITERRANEAN MINIMALISM

In the heart of one of the most exclusive areas of the Costa Blanca, Essence Moraira is presented as a distinctive development of four luxury homes that reinterpret Mediterranean living from a contemporary perspective. Each residence has been conceived with a carefully considered, balanced and functional architecture, where light, nature and the landscape become the true protagonists.

The development integrates harmoniously into its surroundings, respecting the natural topography and opening towards the sea through large windows, terraces and gardens that extend the living spaces outdoors. Orientation and design have been meticulously studied to provide privacy, uninterrupted views and a constant connection with the Mediterranean landscape, where the blue of the horizon blends with the warm tones of stone and wood.

Essence Moraira stands out not only for its clean architectural lines and balanced volumes, but also for its attention to detail and the quality of its materials. Each home reflects a serene elegance, with natural finishes that bring warmth and character: stone, white lime mortar, wood and textures that interact beautifully with Mediterranean light. The result is a collection that conveys sophistication without artifice, beauty without excess.

Interior and exterior design are conceived with functionality and comfort in mind, creating open, fluid and light-filled spaces, designed to enjoy the Mediterranean climate and lifestyle all year round. The homes adapt to contemporary needs for well-being, combining aesthetics, technology and practicality in perfect balance.

At Essence Moraira, every detail has been thoughtfully designed to offer a unique residential experience: privacy, tranquility and exclusivity in an incomparable natural setting. A development that embodies the essence of discreet luxury—luxury that does not need to be displayed, because it is felt in every space, every view and every sunrise by the sea.



TIMELESS ARCHITECTURE

A design of pure lines and balanced volumes that integrates with the natural surroundings, combining elegance, proportion and visual harmony.



SEA VIEWS

All homes open towards the Mediterranean horizon, making the most of natural light and views to create bright, vibrant living spaces.



WARM MATERIALS

Stone, wood and white lime mortar are combined to create a refined Mediterranean aesthetic, where each texture adds comfort and authenticity.



FUNCTIONALITY AND COMFORT

Spacious, connected and fluid spaces, conceived for comfortable, relaxed living fully adapted to the Mediterranean lifestyle.



EXCLUSIVE SITE

Located in a quiet, high-end residential area, the four homes ensure independence and discretion without compromising the finest views.



INTEGRATED DESIGN

The boundary between interior and exterior fades through terraces, large windows and gardens that allow the landscape to be enjoyed all year round.

ESSENCE MORAIRA

QUIET AND EXCLUSIVE SETTING

The development is located in a low-density residential enclave, a quiet and exclusive setting where privacy is paramount. Bordering a large green area, the complex enjoys the Mediterranean breeze and a natural environment that provides freshness, calm and well-being throughout the year.



EM - VILLA 1	Plot Area: 1412,80 m ²
EM - VILLA 2	Plot Area: 1128,20 m ²
EM - VILLA 3	Plot Area: 1223,40 m ²
EM - VILLA 4	Plot Area: 1302,40 m ² + 3844,40 m ²

ESSENCE MORAIRA VILLA 2



This home is distinguished by its L-shaped design, an architectural composition that embraces the landscape and organises the spaces in a functional, balanced and contemporary manner. The main entrance leads to a small entrance hall that acts as a meeting point between the two wings that structure the floor plan.

The first wing houses the kitchen and dining area, an open and light-filled space that connects directly to the outdoor terraces, conceived to enjoy everyday living in a warm and fluid environment.

The second wing accommodates a spacious living room that extends towards the garden and swimming pool, offering a continuous relationship with the natural surroundings. From this space, there is access to a bedroom with an en-suite bathroom, adding functionality and comfort to the ground floor.

The upper floor contains the most private area of the home. Two standard bedrooms share a common bathroom, while the master bedroom, with a generous en-suite bathroom, opens towards the horizon to enjoy the views and Mediterranean light. All rooms have access to a large panoramic terrace, which acts as a natural extension of the interior and a perfect frame for the landscape.

On the basement level, the property provides access to the garage and the technical areas of the home, including storage rooms, installation rooms and a laundry area, ensuring order, comfort and efficiency in daily use.

The architecture is defined by a play of horizontal volumes and stepped platforms, which add character and dynamism to the whole while framing views of the landscape. The result is a home where every element — space, light and material — comes together to offer an elegant and fully contemporary Mediterranean living experience.



ACCESS

Detail of access to the home from the rear of the plot.

EXCLUSIVE LUXURY

MAIN FACADE VIEW

A constant dialogue between interior and exterior.

This home stands out for its contemporary and balanced architecture, where natural stone, clean volumes and large glazed surfaces engage in a dialogue with the surroundings. The spaces open onto the Mediterranean landscape through generous terraces and a swimming pool that integrates with the vegetation, creating a sense of calm and a complete connection with nature.



NATURE AND ARCHITECTURE

The home is enveloped by carefully designed landscape architecture, where Mediterranean vegetation embraces the stone walls and blends seamlessly with the natural surroundings. Generous terraces and the infinity pool open onto the landscape, reflecting the warm light of sunset. Every outdoor space has been designed with precision and sensitivity, creating a perfect balance between nature, comfort and architectural beauty.



ESSENCE MORAIRA
VILLA 2



Villa 2

PLOT AREA 1128,20 m²

BASEMENT FLOORFLOOR

HOME 68,80 m²

GARAGE 45,85 m²

POOL FILTRATION ROOM 12,56 m²

GROUND FLOOR

HOME 172,44 m²

CANTILEVERS 4,58 m²

COVERED TERRACE 54,60 m²

BBQ 3,03 m²

TERRACE 126,12 m²

SWIMMING POOL 46,92 m²

FIRST FLOOR

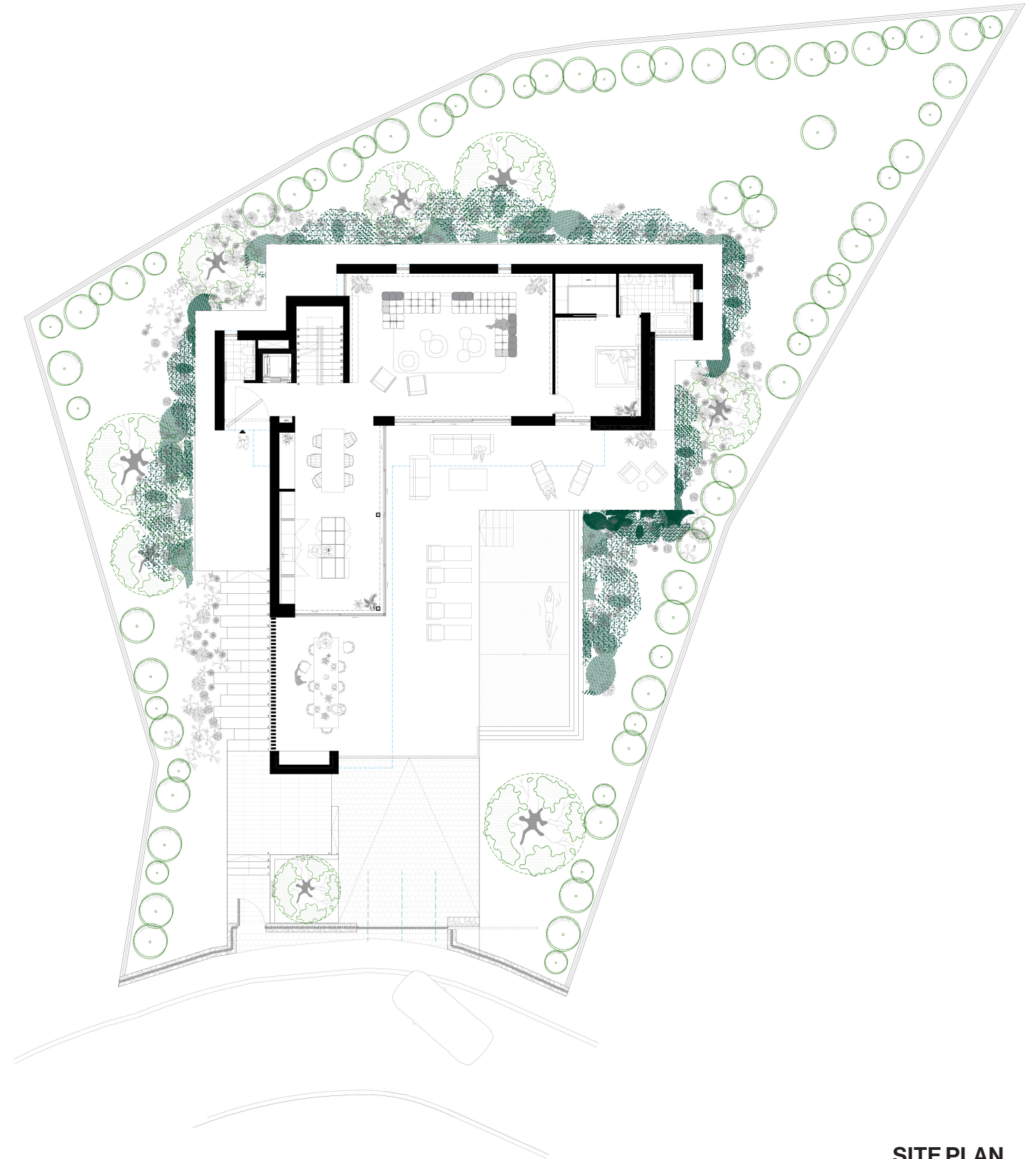
HOME 103,17 m²

CANTILEVERS 27,34 m²

TERRACE 40,37 m²

SURFACES

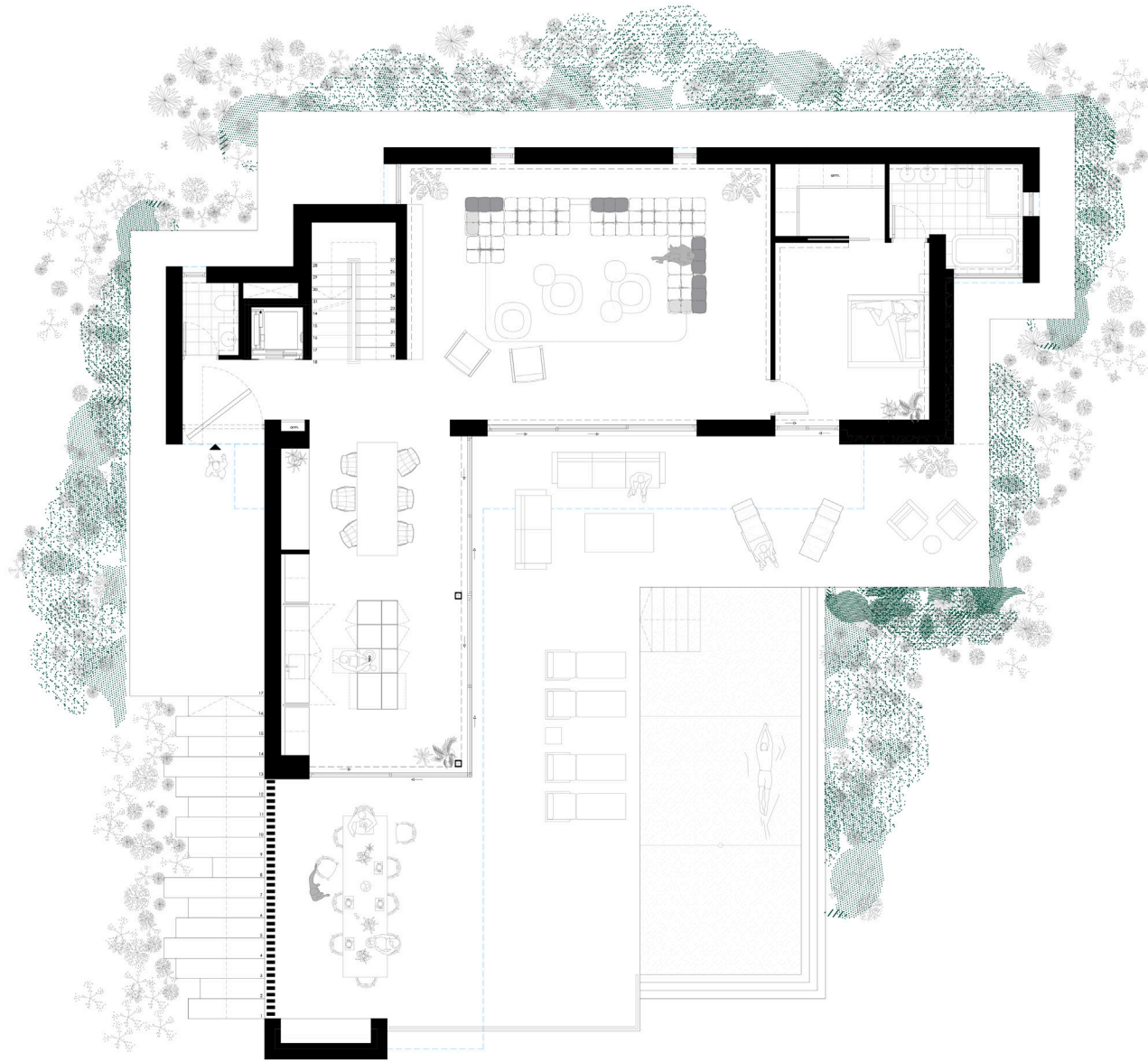
Built areas



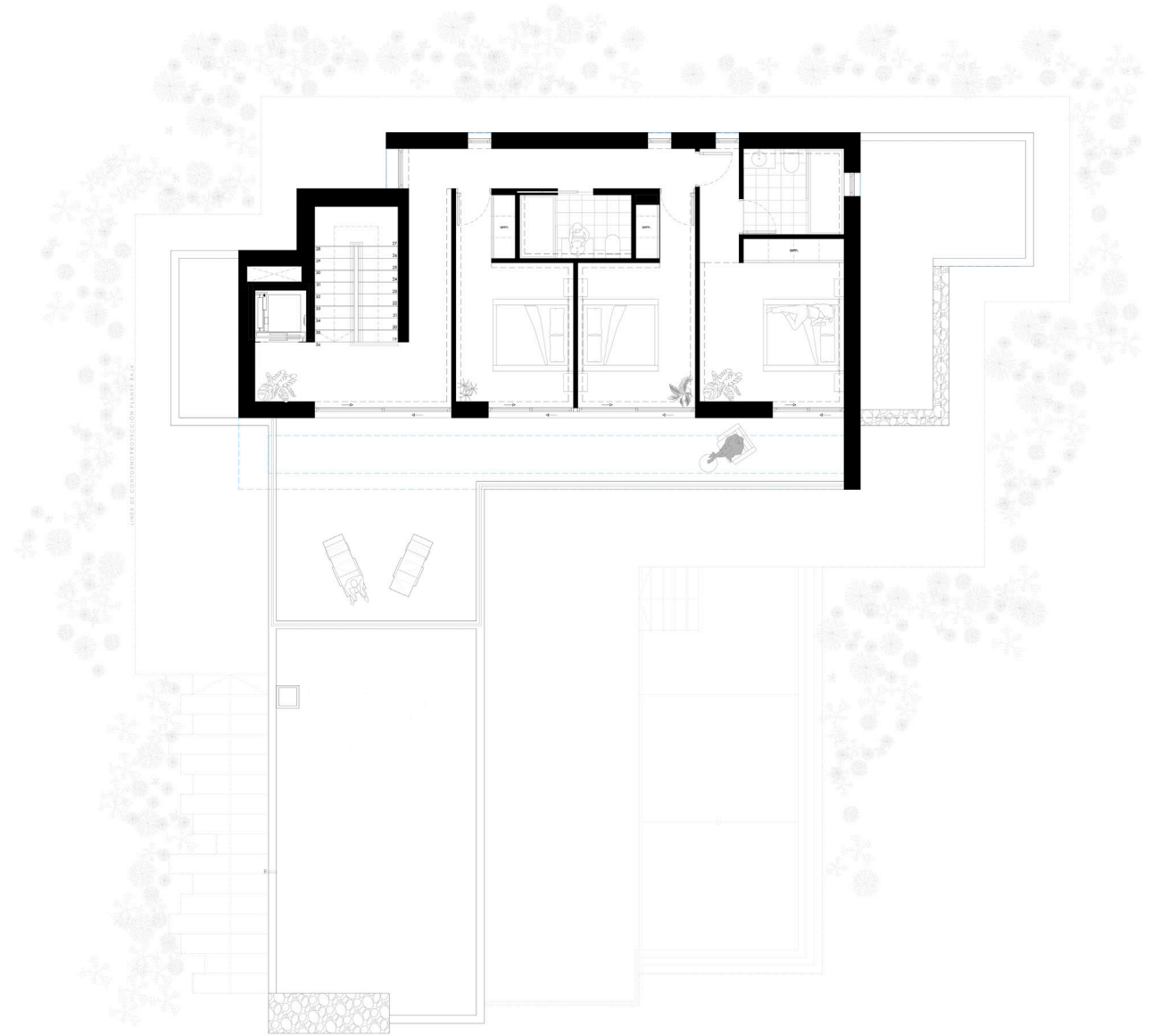
SITE PLAN

General layout

ESSENCE MORAIRA
VILLA 2

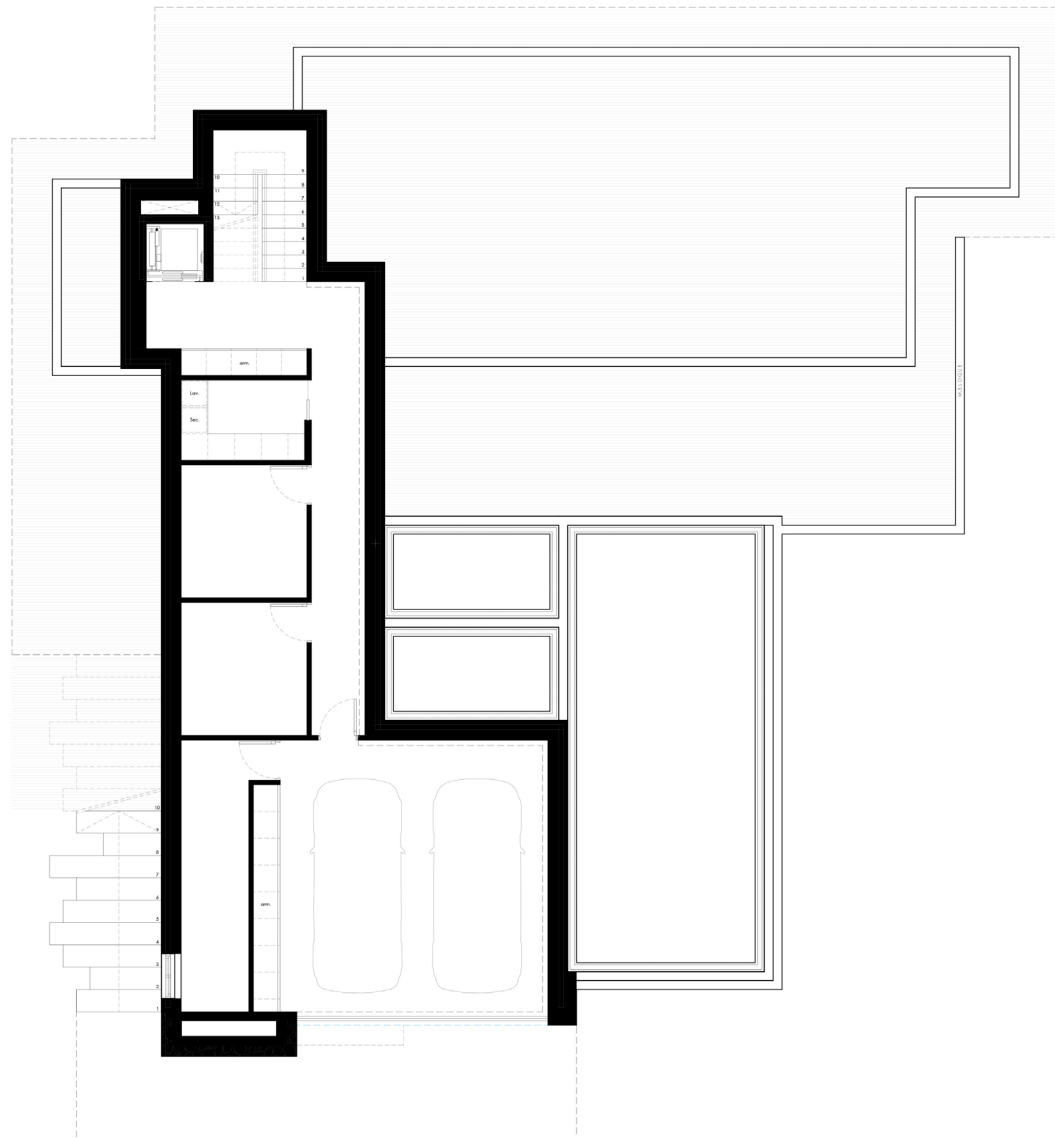


GROUND FLOOR
Layout



FIRST FLOOR
Layout

ESSENCE MORAIRA
VILLA 2



BASEMENT FLOOR
Layout



Essence Moraira
MEDITERRANEAN COLLECTION VILLAS

Villa 2

SIMPLE AND MINIMALIST STYLE

WARM INTERIORS

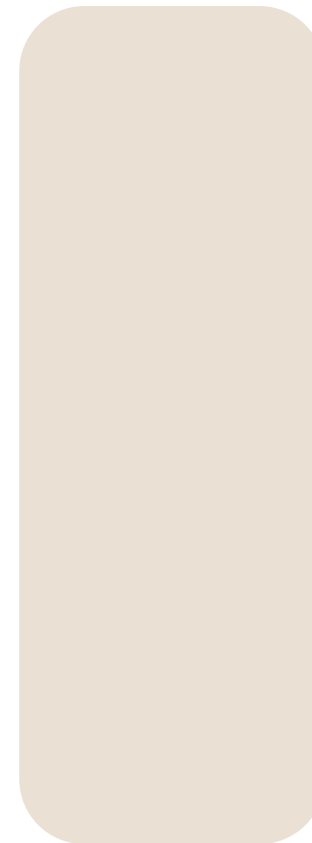
The interior design of the home embraces a simple and timeless elegance, where the purity of lines and the harmony of spaces are combined with a carefully selected range of natural materials. The minimalist aesthetic is enriched with warm touches of wood, soft textiles and a palette of neutral tones, creating spaces that breathe calm and balance. Every detail is designed to enhance light, spaciousness and the connection with the exterior, offering a home that conveys serenity, comfort and Mediterranean sophistication.



ATTENTION TO EVERY DETAIL

A perfect balance between elegance and comfort

In the construction of each home, every detail is carefully considered, from the choice of materials to the layout of the spaces. Every corner has been designed to embrace Mediterranean living, where light, functionality and harmony come together in a design refined down to the smallest detail.



RAL 9001

Walls



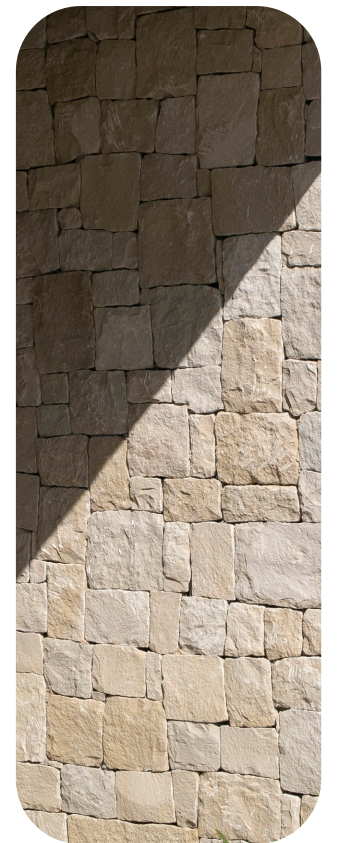
**PORCELAIN
STONEWARE**

Flooring



NATURAL WOOD

Cladding



STONE MASONRY

Retention wall

FLUID SPACES

The home is configured through interconnected spaces without corridors or transitional areas. It is arranged in an L-shaped layout in which the kitchen and dining area form a single space, while the living area occupies the other wing, both opening directly to the exterior. Natural materials, stone and soft tones create a warm and balanced atmosphere, where minimalist design is combined with comfort to offer the perfect environment for relaxation or shared moments in harmony.



SPACIOUSNESS AND COMFORT

The spacious living room represents the heart of the home. An open-plan space that opens to the exterior, fully embracing it.



INDOOR OUTDOOR CONNECTION



DESIGN, COMFORT AND DAILY BALANCE

The kitchen and dining area are conceived as an open, elegant and functional space, where the fluid connection between areas enhances the sense of spaciousness and comfort. Natural materials and visual continuity with the exterior create a bright and welcoming atmosphere. A layout designed for comfortable everyday living, reflecting the balance between design and daily well-being.



CARE IN EVERY DETAIL

Special attention has been paid to the design of the bespoke joinery, conceived to provide functionality, elegance and comfort. Every detail has been carefully studied to offer a convenient and practical user experience. A clear example of this is the full integration of the kitchen, with a system of folding and hinged doors that conceal the entire worktop and appliances, making it invisible when not in use.

INTEGRATED KITCHEN DETAIL

A system of hinged and folding doors allows the kitchen to be completely concealed.



BEDROOM INTERIOR

Each space has been meticulously designed so that the entire home speaks the same design language.



REST, LIGHT AND SERENITY

The master bedroom is a sanctuary of calm and light, where spaciousness and the purity of design create a sense of absolute well-being. The connection with the exterior through large windows fills the space with natural serenity.

The en-suite bathroom, featuring noble materials and soft lines, completes the experience of comfort with an intimate and relaxing atmosphere, designed to enjoy rest and Mediterranean balance.



We design unique spaces

Architecture and emotion in perfect harmony.



For more information and sales, please contact:

ORANGEVILLAS[®]
REAL ESTATE & DEVELOPMENT

Ctra. Moraira - Calpe, 19 bajo 03724 Moraira (Alicante) / Tel: (+34) 966 491 163 / Email: info@orangevillas.com

This document constitutes a preliminary design and is subject to possible modifications to the basic and execution projects that may be required by the competent authorities in order to comply with current regulations, as well as to any changes justified by the project management or technical direction. The characteristics of the property, as well as its materials, finishes and installations, shall be subject to the requirements of the applicable regulations and to the technical solutions determined by the project management. The final usable and built areas will be those resulting from the execution project approved by the corresponding Official College of Architects. The images contained in this brochure are for illustrative purposes only and are not contractually binding, and may be subject to variations for technical, design or construction reasons.