



# LUZ CÁLIDA

## Villa Campamento 36E

LEISURE IN LUXURY  
AT A FEW MINUTES FROM THE SEA

Moraira



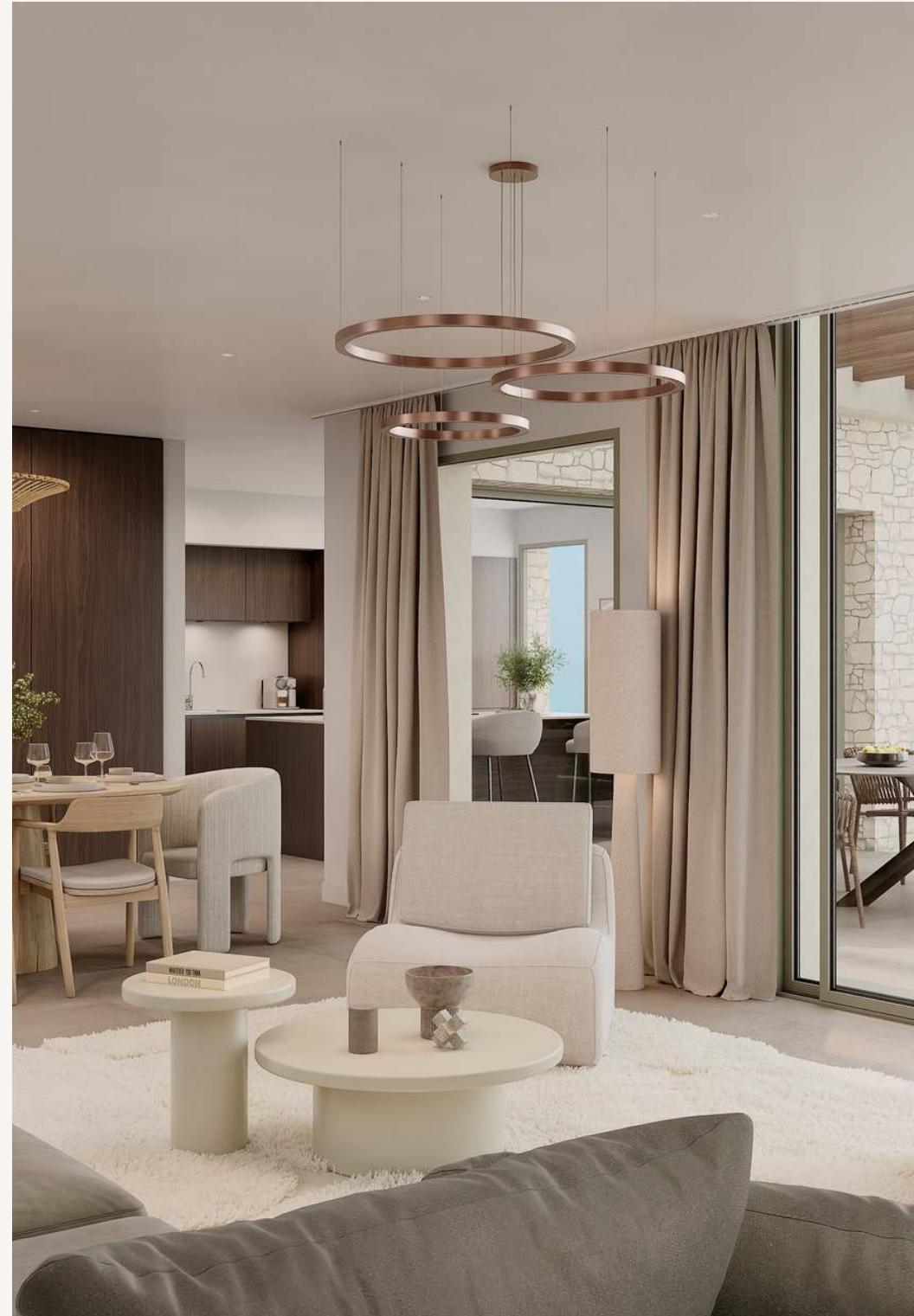


# Official sales started!

**Luz Cálida** is a new real estate development of luxurious villas at a truly magnificent location, within walking distance of both the beach and the authentic centre of Moraira.

With the building permit granted, buyers can choose between detached and semi-detached villas, all with stunning views over the valley. The sandy beach Platja de l'Ampolla lies at 7 minute walking distance, less than 700 metres away. Shops, restaurants, bars, and the marina are just a short stroll from your future home.





# CAMPAMENTO 36E

Discover Campamento 36E, a spacious detached villa set across two floors with a generous built-up area of approximately 377 m<sup>2</sup>. The home features six bedrooms, each with its own en-suite bathroom, ensuring maximum comfort and privacy for all residents and guests.

Positioned along the valley, the villa guarantees breathtaking views of the surrounding landscape. Outside, an elegant infinity pool merges seamlessly with the horizon, while a covered terrace and multiple outdoor areas create the perfect setting to enjoy the Mediterranean climate.

The villa is built with high-quality materials and refined finishes, while the internal distribution can still be partially adapted to suit personal preferences.

PROPERTY TYPE	DETACHED VILLA
BEDROOMS	6
BATHROOMS	6
TOILETS	7

Property Price ex. 10% I.V.A. M<sup>2</sup> construction  
**from €1.815.000 377m<sup>2</sup>**

- 1.002m<sup>2</sup> plot
- ~500m<sup>2</sup> garden incl. walls
- Infinity pool
- 179m<sup>2</sup> terrace
- Outdoor kitchen
- 4 parking spots





# FLOORPLANS



# SPECIFICATIONS - Ground floor



Area	sqm
LIVING ROOM	45.00
KITCHEN	19.02
PANTRY	3.94
TOILET	3.04
MAIN HALLWAY	5.91
HALLWAY	11.24
STAIRCASE	9.44
MASTER BEDROOM	25.94
MASTER BATHROOM	4.65
BUILT-IN WARDROBE	3.15
BEDROOM 2	15.02
BATHROOM 2	3.80

# SPECIFICATIONS - Lower floor



Area	sqm
STAIRCASE	10.21
HALLWAY	19.02
BEDROOM 3	30.68
BATHROOM 3	5.98
BEDROOM 4	16.80
BATHROOM 4	3.77
BEDROOM 5	16.80
BATHROOM 5	3.77
BEDROOM 6	28.24
BATHROOM 5	5.85

# QUALITY FINISHING

Each villa at Luz Cálida is built to the highest standards, combining contemporary design with timeless materials. The result is a refined and comfortable home, ready to enjoy from day one.

## **Key features include:**

- Sleek aluminum window frames with triple glazing (HR++)
- Smooth plastered walls and ceilings in neutral tones
- Fully equipped kitchen with Siemens appliances
- Custom-made wardrobes
- Large-format ceramic floor tiles (60x60 cm)
- Underfloor heating across all living spaces
- Fully tiled bathrooms with premium fittings and walk-in showers
- Private swimming pool with mosaic tiling, exterior shower and integrated lighting
- Spacious terraces with non-slip tiles
- Natural stone window sills and high-quality interior doors (RAL 9010)
- Energy-efficient systems including heat pump, mechanical ventilation & solar panels

**A detailed overview of materials and finishes is available upon request.**

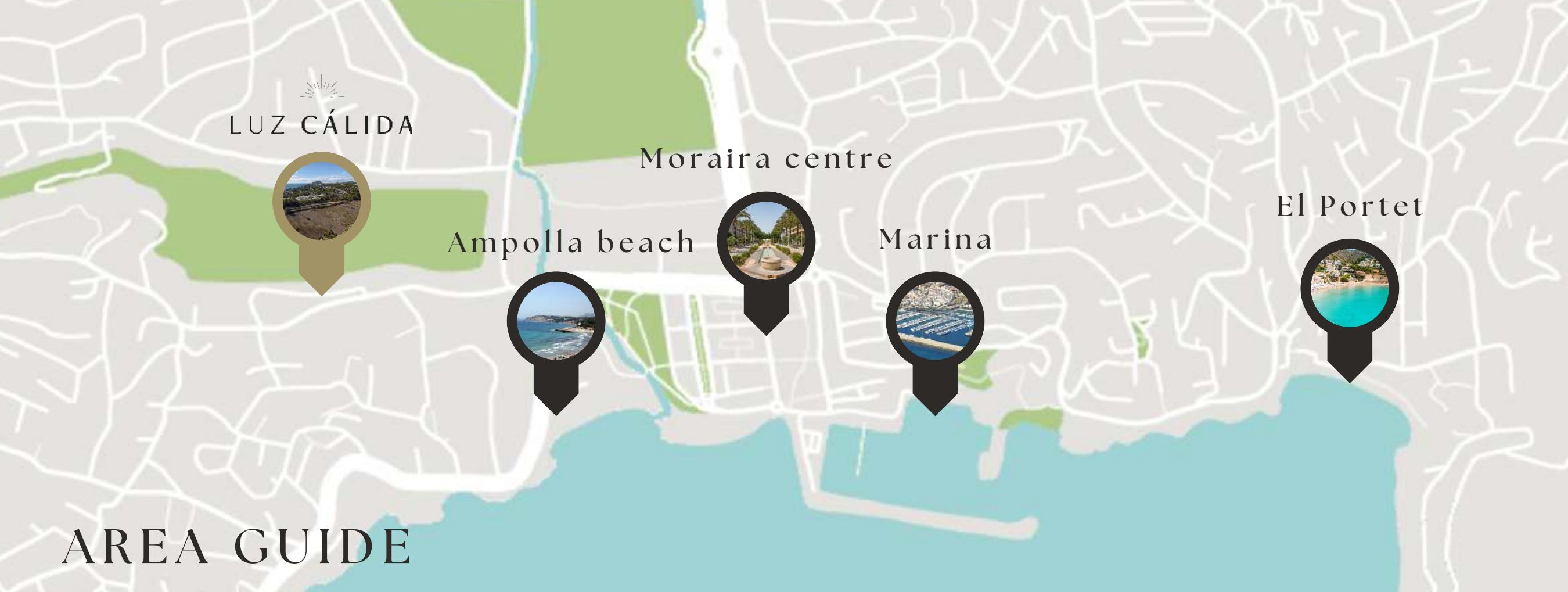












## AREA GUIDE

Nestled in a peaceful and green residential area, Luz Cálida offers the best of both worlds: tranquility and privacy, while being just a short stroll from the Mediterranean sea and city centre. Within 7 minutes on foot, you can reach the beach — ideal for morning swims, sunset walks or a delicious cocktail.

Moraira's harbour is impressive, with dining options ranging from traditional tapas bars to Michelin restaurants. Local shops add a Spanish touch, while the village's fishing history is still present. The fish market remains popular, and the port houses active boats.

The easy access to airports - Alicante (1 hour drive) & Valencia (80 minute drive) contribute to the popularity of Moraira as well.

 Ampolla beach  
 7 minutes  
 2 minutes

 Moraira centre  
 12 minutes  
 3 minutes

 Marina  
 17 minutes  
 4 minutes

 El Portet  
 28 minutes  
 5 minutes



## A word from the team

At Luz Cálida, we are more than a development team — we are your partners in creating a dream villa. From the very first sketch to the moment you step into your villa, we guide you personally, ensuring every detail reflects your vision. Together, we turn your dream into a reality, with care, expertise, and attention to quality.

We collaborate with renowned project partners to guarantee the highest quality in design and execution. In addition, through our trusted partners we offer advice on interior styling, ready-made interior packages, and even rental services—ensuring a smooth and worry-free transition into your new villa.

We are happy to meet you on-site in Spain to walk you through the project, but we are also available for consultations in the Netherlands, making the process as convenient and seamless as possible.

Development      by DITO

Design

we are  
> mulderblauw

