



LUZ CÁLIDA

Villa Campamento 48

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 48

Discover Campamento 48, an elegant detached villa set across two floors with a built-up area of approximately 262 m<sup>2</sup>. The home features five bedrooms, each with its own ensuite bathroom, creating the perfect balance of privacy and comfort for families and guests alike.

The spacious living areas connect seamlessly to the outdoors, where an infinity pool blends into the valley views. A covered terrace and multiple outdoor spaces invite you to relax, dine, and fully enjoy the Mediterranean lifestyle.

Built with premium materials and refined finishes, Villa 48 combines elegance with functionality, while the internal layout can still be partially adapted to suit personal preferences.

PROPERTY TYPE	DETACHED VILLA
BEDROOMS	5
BATHROOMS	5
TOILETS	6

Property Price ex.10% I.V.A. M<sup>2</sup> construction

from €1.300.000 262m<sup>2</sup>

- 804m<sup>2</sup> plot
- ~380m<sup>2</sup> garden incl. walls
- Infinity pool
- 212m<sup>2</sup> terrace
- Outdoor kitchen
- 2 parking spots





# FLOORPLANS



# SPECIFICATIONS - Ground floor



Area	sqm
LIVING ROOM	43.05
KITCHEN	13.09
PANTRY	5.04
LAUNDRY ROOM	3.78
MAIN HALLWAY	7.05

Area	sqm
MASTER BEDROOM	16.03
MASTER BATHROOM	6.30
BUILT-IN WARDROBE	3.98
TOILET	3.22
STAIRCASE	7.05

# SPECIFICATIONS - First floor



Area	sqm
HALLWAY	7.07
BEDROOM 2	13.47
BATHROOM 2	5.98
BEDROOM 3	10.97
BATHROOM 3	3.04

Area	sqm
BEDROOM 4	11.96
BATHROOM 4	3.04
BEDROOM 5	11.32
BATHROOM 5	17.05
TERRACE	27.44

# 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.**













LUZ CÁLIDA

Moraira centre

Ampolla beach

Marina

El Portet

## 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

