



## 4 BEDROOM VILLA FOR SALE IN JAVEA

Price **€1,735,000**



REF: 3491993

### PROPERTY FEATURES

- New build project with license approved
- East/South facing with views
- Infinity pool, Outdoor shower
- Alfresco living and entertainment areas
- Underfloor heating, Ducted air conditioning, Fireplace
- Climalit glazing, Bedroom shutters
- Alarm & Intercom, Internet & Cable TV
- Low maintenance Mediterranean garden with irrigation
- Parking, Storage
- 6 minute drive to the beach

**PROPERTY DETAILS** Discover the perfect blend of contemporary design and scenic beauty in this new build property, poised to impress with its Ibiza-style architecture and breath-taking views of Montgo Mountain and Granadella Natural Park. With a building license already approved, this two-level villa offers a unique opportunity for customisation to meet your personal lifestyle needs.

#### Luxurious Living Spaces

The ground floor is designed for seamless living and entertaining with expansive glass panels that enhance the infusion of natural light. The open-plan living area includes a lounge and dining room, cleverly semi-separated by a dual-sided fireplace. A modern, open kitchen, guest WC, and utility room add to the convenience and functionality of the space.

#### Private and Comfortable Bedrooms

Upstairs, the private quarters feature four double bedrooms and three full bathrooms, including a master ensuite. Large glass expanses in the master bedroom frame the stunning external views, creating a serene and inviting ambiance.

#### Indoor-Outdoor Harmony

Transition effortlessly from the main living area to the outdoors, where impressive spaces await. Enjoy the expansive terraces, both sunny and shaded, perfect for relaxation or entertaining. An infinity pool with an outdoor shower and low-maintenance Mediterranean gardens seamlessly integrate with the natural surroundings.

### Optimal Natural Light and Energy Efficiency

Strategically oriented to the east and south, this villa maximises natural sunlight throughout the day. Enjoy morning light and warm southern exposure in the main living areas and terraces, promoting energy efficiency and a harmonious connection with the day's natural cycles.

### Superior Construction and Features

This villa boasts an Ibiza influence, using neutral tones and materials such as natural stone and wood, which marry traditional Mediterranean craftsmanship with modern amenities. Enjoy unparalleled comfort with features like underfloor heating, ducted air conditioning in each room, double-glazed aluminium windows, an alarm system, an intercom, external shutters in the bedrooms, high ceilings, and built-in wardrobes.

**LOCATION** Jávea, also known as Xàbia in Valencian, is a coastal town and municipality with which it is very easy to fall in love. Called the "Pearl of the Costa Blanca", its beaches and coves along a beautiful coastline without tall buildings or hotels, the historic old town (Pueblo), the fishing port (Puerto), the trendy upmarket Arenal beach and promenade, its gastronomy from local to international and Michelin starred and recommended, is responsible for more and more of our clients surrendering to its charms to buy property here.

The Spanish Impressionist painter Joaquín Sorolla, one of the greatest impressionist masters from his era, who was born in Valencia in 1863, fell in love with Jávea during a visit in 1896 which his wife Clotilde had opted not to join him on.

In a letter home to her, Sorolla wrote: *"This, Xàbia, has everything I wish for and more, and if you saw what I had in front of my casita, you would not be able to find the words to extoll its virtues; I am dumbfounded with the emotion that still dominates me."*

*"It has all the craziness of a dream, the same effect as though I lived in the sea on a great ship...you would be so happy, you would enjoy it so much! This is the place I have always dreamed of, sea and mountain, but what a sea!"*

In 2023 there were 28 major nationalities living in Jávea according to Spain's national institute for statistics (INE) which in this first INE study of its kind Jávea was named as the 5th most international town within Spain.

Please note that for security reasons the map reference provided does not reflect the precise location of this property.

PROPERTY PHOTOS



LOCATION



No Media available

**No Floorplans available**