



## listing



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 1,250,000

### Τοποθεσία

Διεύθυνση:	El Garroferal
Δημοσιεύθηκε:	08/01/2025

### Περιγραφή:

Exclusive luxury villa in Jávea: an oasis of elegance and comfort.

Discover this impressive villa located on the privileged southern flank of the Montgó, on a flat plot of 1,541 m<sup>2</sup> and with a total construction of 527 m<sup>2</sup>. An architectural jewel that combines traditional and modern design, ideal for enjoying the tranquillity and beauty of the Costa Blanca.

Perfectly thought out design and distribution.

### Ground floor:

As you enter through the front door, you are greeted by an elegant entrance hall that harmoniously connects with the different areas of the house: A spacious living-dining room with large windows flooding in natural light and direct access to the covered terrace. A modern, fully equipped open plan kitchen, also with access to the terrace. Two double bedrooms and a complete bathroom. A laundry room and a guest toilet. And direct access to the garage from inside the house.

### Upper floor:



A space designed for maximum privacy: On this floor you will find a master bedroom with fitted wardrobes, an en-suite bathroom and a large terrace with spectacular views. A second double bedroom with separate bathroom and an extra room with a dressing room, ideal as a lounge area or office.

#### Basement:

Your private recreational space includes: An equipped gym and spa to relax without leaving the house. A party room and an authentic wine cellar. And an additional room to adapt according to your needs: office, lounge or storage room.

#### Exterior areas:

The outdoor area of this villa is a true Mediterranean paradise and includes: An infinity pool with multicoloured LED lights, perfect for creating a magical atmosphere at night. A large partially covered terrace with outdoor lounge and dining area. A covered outdoor kitchen and outdoor bathroom, ideal for outdoor events. A beautiful mature Mediterranean garden with palm trees, lawns and ornamental plants, illuminated with beautiful lighting. An enclosed garage and carport with space for two cars.

#### Extras

This villa has been designed for comfort, energy efficiency and style and features: Underfloor heating with Mitsubishi heat pump, Daikin ducted hot and cold air conditioning, solar panels with option to add batteries for further energy savings and pre-installation for a heat pump for the swimming pool.

#### Location

Situated in a prestigious urbanisation with wide streets and services, the villa offers panoramic views combining the valley and inland mountains to the south and the imposing walls of the Montgó to the north. Only 5 minutes from the centre of Jávea and 10 minutes from its beaches and port, this property is the perfect balance between privacy and proximity.

Make your dreams come true!

This villa represents the perfect combination of luxury, location and comfort. Request your visit now to discover this incredible villa. Video of the interior available on request.

### **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	527 τ.μ
Μέγεθος αυλής:	1541 τ.μ

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: BG-28633



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