



## Detached Villa for sale in Javea, Javea

889,000 €

Reference: R5151856 Bedrooms: 3 Bathrooms: 2 Plot Size: 1,000m<sup>2</sup> Build Size: 456m<sup>2</sup>







## Costa Blanca North, Javea

This traditional Spanish villa in Jávea sounds like an exceptional property, blending classic Mediterranean charm with modern comfort and sustainability. The villa sits on a 1,000 m<sup>2</sup> flat plot with a south orientation, ensuring abundant sunlight throughout the day. The Mediterranean landscaped garden is fully private, offering a peaceful retreat with natural surroundings, likely featuring local plants such as olive trees, palms, and colorful native flowers. It is ideally located just a short drive from both the sandy El Arenal Beach and the stunning Granadella Beach. Proximity to local amenities makes it convenient for shopping, dining, and leisure activities. Here's a more detailed overview of its key features:

- **Interior Layout:**
  - Upon entering, you're greeted by an entrance hall that leads into the living area with a mezzanine, providing a stylish, open-feeling space.
  - A spacious, well-equipped kitchen is complemented by an adjoining terrace, perfect for outdoor dining or enjoying the fresh Mediterranean air.
  - There are three bedrooms and three bathrooms, including a master bedroom with an en-suite bathroom and a dressing room.
  - Additionally, a guest toilet is conveniently located.
- **Additional Space:**
  - An internal staircase leads to a utility area and technical room.
  - There's also an additional 100 m<sup>2</sup> of space, offering great potential to customize according to your needs—whether as a gym, cinema room, wine cellar, or even an additional bedroom with an en-suite bathroom.
- **Energy Efficiency and Comfort:**
  - The villa is double glazed with shutters and mosquito nets, providing comfort and protection against the elements.
  - Full air conditioning ensures the villa stays cool in the summer months.
  - The property is highly energy-efficient, featuring 20 solar panels for electricity, a solar boiler, and underfloor heating with a heat pump, contributing to an Energy Label A rating, which ensures low energy consumption and sustainability. This villa offers a mix of traditional design with modern energy-efficient systems, making it an attractive and eco-friendly option for those looking to live in a tranquil in Javea.