



# Villa - Chalet en venta en Javea, Javea

1.400.000 €

Referencia: R5220433    Dormitorios: 4    Baños: 3    Terreno: 1.000m<sup>2</sup>    Construido: 332m<sup>2</sup>





## Costa Blanca North, Javea

Stunning villa with sea views in Piver, Javea

Discover a contemporary villa in the tranquil setting of Partidas Comunes-Adsubia, Costa Blanca, Javea. This exceptional property combines refined design with natural surroundings, offering an exceptional living environment for Mediterranean living.

**\*Layout & Specifications\***- Built area: 332 m<sup>2</sup>- Usable area: 290 m<sup>2</sup>- Layout: Four stylish bedrooms and three modern bathrooms- Upper level features terraces and expansive views

The architectural emphasis on natural light and spatial coherence creates a seamless connection between indoors and outdoors, creating an atmosphere of refined comfort.

**\*Premium Amenities\***- Climate control: Split system air conditioning and underfloor heating with a heat pump and solar panels. - Kitchen with designer finishes- Spacious living areas perfect for entertaining and relaxing

**\*Exterior Features\***- Landscaped private garden (987 m<sup>2</sup>)- Heated swimming pool- Terrace (100 m<sup>2</sup>) with outdoor dining facilities, a built-in barbecue, and a summer kitchen

**\*Security & Practical Features\***- Enhanced security: Double glazing, armored entrance, alarm system- Additional amenities: Private parking, storage room, laundry room, outdoor shower- Enclosed fence for absolute privacy

**\*Availability\*** This beautiful villa in Jávea/Xàbia is an ideal, comfortable home for permanent residence or as a perfect holiday home. For information about purchasing or viewing, please contact our office.

This is a guide to the complete and full costs of buying a €1,400,000 resale property in Alicante, Spain.

**WITHOUT mortgage:** Purchase price €1,400,000 + Property Transfer Tax (ITP 11%) €154,000 + Notary fees approximately €2,500-€3,500 + Land Registry fees approximately €1,500-€2,500 + Lawyer / conveyancing fees approximately €6,000-€8,000 + Optional administration / gestoría / NIE costs approximately €500-€1,000 = total estimated purchase cost approximately €1,564,500-€1,569,000.

**WITH mortgage:** Purchase price €1,400,000 + Property Transfer Tax (ITP 11%) €154,000 + Notary fees (purchase) approximately €2,500-€3,500 + Land Registry fees (purchase) approximately €1,500-€2,500 + Lawyer / conveyancing fees approximately €6,000-€8,000 + Optional administration / gestoría / NIE costs approximately €500-€1,000 + Mortgage valuation fee approximately €600-€1,000 + Mortgage notary & registry fees approximately €1,000-€2,000 + Bank arrangement / opening fee approximately €0-€3,000 = total estimated purchase cost approximately €1,565,600-€1,575,000.

Estimated cash required at completion with mortgage:

Non-resident (70% LTV loan): approximate cash required €499,600-€519,300

Resident (80% LTV loan): approximate cash required €325,600-€346,300

**Disclaimer:** This is for guide purposes only and does not constitute the final offer, which is dependent on an individual buyer's situation, and does not include any discounts or enhancements given.



## Características:

### Características

Gimnasio

Barbacoa

### Piscina

Piscina Privada

### Muebles

Completamente Amueblada