



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 420 m<sup>2</sup>

**Location :** Jávea Xàbia

**Plot area :** 1741 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 5

#### NEW BUILD VILLA IN JAVEA

The 1741 m<sup>2</sup> plot is less than a 5-minute drive from Jávea's beach and is conveniently located within short driving distance of other amenities such as supermarkets, restaurants, and international schools.

The main house revolves around the spacious kitchen with a utility room, serving as the heart of the home. The kitchen boasts a perfect indoor/outdoor flow, abundant natural light, and provides access to the large partially covered veranda (naya), allowing for year-round enjoyment of outdoor living. On the west side of the house, you'll find the living room with a fireplace, offering views towards the southwest and stunning sunsets in the evenings. Additionally, the master bedroom with a terrace, a generous bathroom, and a walk-in closet are also situated on this side.

On the east side of the house, there are two spacious bedrooms, each with its own bathroom and terrace, making them perfect for guests or growing children. This side has its own entrance and can be closed off from the main house.

From the main dwelling, you have a view of the garden, which features a generously sized rectangular swimming pool measuring 14x3 meters—ideal for swimming laps. There is also a studio that can be customized to your preferences, whether as a guest studio or a home office.

The property offers parking space for multiple cars, and visitors can easily park on the wide and tranquil street.

#### ADVANTAGES:

- Centrally located
- Close to amenities
- High-quality finishes
- Flexible interior design
- Suitable for all stages of life
- Includes issued building permit
- Construction can commence immediately.

Javea (Xàbia) is a town in Alicante belonging to the Valencian Community. Located on the Costa Blanca, it is 92 km from Alicante and 105 km from Valencia.

Located between two capes (La Nao and San Antonio) is bathed by the waters of the Mediterranean Sea and sheltered from the continental winds by the mountainous barrier of Montgó. It has, therefore, a contrasting landscape: coast, mountains and inland orchards and vineyards.

Javea has been a town traditionally dedicated to trade and fishing, but the variety of landscapes it offers, together with its mild climate throughout the year and its careful urban planning have made it one of the most important tourist spots in the Valencian Community, all without losing the charm of the Mediterranean fishing villages.

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