



**Property type :** Villa

**Swimming pool :** Yes

**House area :** 487 m<sup>2</sup>

**Location :** Javea

**Plot area :** 1746 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 4

This stunning family villa has 545 m<sup>2</sup> of build space on a 1,780 m<sup>2</sup> flat plot. Its modern design combines luxury living and modern comfort. The floor-to-ceiling windows showcase views of the Mediterranean Sea and Montgó Mountain and provide a fluid connection between indoor and outdoor living. Guests can easily access the property through a pedestrian gate that opens into a landscaped south-facing garden with a covered terrace, leading to the entrance hallway. The ground floor features three spacious double bedrooms with direct access to a sunny garden and a covered terrace, along with two modern bathrooms and a utility room. The spacious open-plan living and dining area connects to a modern kitchen, creating a beautiful, stylish space for daily living and entertaining. Floor-to-ceiling sliding glass doors open onto a terrace with breathtaking views of Jávea, the Mediterranean sea, and the Montgó mountain, achieving a perfect indoor/outdoor balance. A gas, feature fireplace provides warmth for winter, while the terrace leads to a luxurious pool with a sunken seating area and an outdoor entertaining space, with a BBQ, perfect for gatherings. An open, granite staircase leads to the upper level, dedicated to the luxurious master bedroom suite, which includes a private terrace with stunning views, a spa-like ensuite bathroom, and a walk-in closet. A second terrace offers more outdoor space, and the upper floor features a secondary living area that can be converted into additional bedrooms if needed. The property includes an expansive basement with natural light, air conditioning, and a bathroom, suitable for a gym, yoga studio, cinema, or office space. The main garage fits at least three vehicles, with extra storage or workshop space. A second, larger garage accommodates more vehicles or a boat, ideal for car enthusiasts and water sports lovers. The home is surrounded by a landscaped garden with metal sculptures by local artist Toni Mari and mature olive, citrus, avocado, pomegranate, and palm trees, forming a serene outdoor retreat. Key features include a 2023/24 renovation to the highest standards, a 30,000 litres rainwater collection system for the garden, underfloor gas central heating, zoned ducted air conditioning, solar panels for hot water and electricity, automatic blinds and awnings, mains drainage, and garages with improved damp proofing to protect cars from heavy rain. Situated in a peaceful, leafy, residential area of Jávea, this location provides easy access to local amenities, with the sandy beach and promenade of Arenal, the Port, and the Old Town just a short bike ride away. Perfect for families, you are just a short drive from Xàbia International College (XIC) for top-tier education. Golf enthusiasts will enjoy Jávea Golf Club, less than 10 minutes away, in a scenic and relaxing setting. You'll find excellent restaurants, bars, and shops along the beach, as well as more secluded spots like La Granadella and Cala Blanca for enjoying the Mediterranean's crystal-clear waters. The property is about 1 hour and 15 minutes by car from Alicante and Valencia airports, making it easily accessible for frequent travelers. The villa is perfect for those seeking a peaceful residential area with modern amenities and easy access to Jávea's attractions and beaches. An outstanding family residence and essential viewing.





