

**Villa new build for sale**

Price: €1,375,000

Bedrooms: 4

Bathrooms: 4

M2 Living: 810<sup>2</sup>M2 Plot: 1134<sup>2</sup>

M2 Terrace: -

Address: Javea,Alicante

Direct from the builder / developer, modern new construction villa overlooking the sea in Jávea on the Costa Blanca of Alicante. This modern luxury villa is located on an almost flat plot of 1134 m<sup>2</sup> with stunning views of the Mediterranean Sea and the impressive Montgo mountain. Villa Botticelli in residential Pino Azul is composed of 4 bedrooms with bathrooms en suite distributed in 2 levels plus basement connected with elevator and internal staircase, main floor 122 m<sup>2</sup>, first floor 103 m<sup>2</sup>, basement 312 m<sup>2</sup>, terraces 200 m<sup>2</sup> and balconies 25 m<sup>2</sup>, total 810 m<sup>2</sup> built area, living room, dining room and fully equipped open kitchen, chill out area lit by LED with fire pit and barbecue area equipped with sink with cold and hot water. next to the pool of 48 m<sup>2</sup> (12 x 4) of infinite self-cleaning salt water with LED lights of various colors using the hi-tec remote control, indoor pool with Jacuzzi, Sony fully equipped cinema room, 1 toilet and parking for several vehicles.

Fixed blinds with motorization and mosquito nets in all the windows, tilt and turn.

LG Multi V 5 heat recovery pump: the latest and most efficient heating and cooling system that provides hot and cold air conditioning through hot and cold underfloor heating systems with independent thermostats in each room.

LED interior and exterior lighting.

Home automation system

Satellite dish for Astra TV

Electric access door with video and remote control entry system.

Excellent location, luxury details and the highest quality construction make this villa a unique and exclusive property in Costa Blanca.

Xàbia / Jávea, between Moraira and Dénia, a privileged spot, a small fishing town located north of the Costa Blanca, between the cape of San Antonio and La Nao, three environments in which it is divided, La

Villa, El Puerto and El Arenal , Is undoubtedly one of the most beautiful places on the Mediterranean coast. The great variety of landscapes, the mild climate and the open character of its people attract and captivate all type of travelers.

Is one of the most exclusive and pleasant places to buy your home on the Costa Blanca.

Has 20 kilometers of beaches and coves, each different, each with a peculiar charm, although all with a common denominator, clear and calm waters, La Grava, Primer Muntanyar or Benissero, El Arenal, Segon Muntanyar, Cala Blanca, Cala Sardinera, Cala Barraca or Portitxol, Cala Ambolo and Cala Granadella.

Golf, tennis, diving, yacht club, hiking, shooting...

