

Villa new build for sale

Villa For Sale

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Price: €1,495,000

Bedrooms: 5

Bathrooms: 4

M2 Living: 54<sup>2</sup>M2 Plot: 1596<sup>2</sup>

M2 Terrace: -

Address: Javea, Alicante

Direct from the builder / developer, Project Newly built modern villa with sea views to Cabo San Antonio in Jávea on the Costa Blanca of Alicante. This modern luxury villa is located on an almost flat 1596 m<sup>2</sup> plot with stunning views of the Mediterranean Sea and next to the Granadella National Park. Villa Granadella Azul with a constructed area of 541 m<sup>2</sup> is composed of 5 bedrooms with bathrooms en suite), 1 toilet, distributed in 2 levels plus basement connected by elevator and internal staircase, living room with fully equipped open kitchen, chill out area illuminated by LED firepit and barbecue area equipped with sink with hot and cold water, self-cleaning infinity saltwater pool with multi-colored LED lights via hi-tec remote control, garage.

Ground floor, entrance hall with sea views, on the right, there is a large kitchen, dining room and living room with sea view, on the left, there is a bedroom with a large bathroom en suite and a large terrace with sea views. You will also find a guest toilet on this floor and access to an elevator.

Upstairs: 3 large double bedrooms, all facing the sea and each with a bathroom / shower, two of the bedrooms have large terraces.

Basement: 1 double bedroom with en-suite bathroom that opens onto an English patio, additional room for a gym or home theater room or add a sixth bedroom.

equipment

Natural stone walls with metal fencing on the plot

· Ample parking

Landscaped gardens illuminated by LED lights

Automatic irrigation system

Chill out area with LED lighting with brazier and / or barbecue area equipped with sink that provides hot

and cold water

Self-cleaning infinity saltwater pool with hi-tec remote control multi-color LED lights

Electric access gate with video and remote control entry system

White facade with natural stone

Solid wood floor-to-ceiling security entry door with 5-point security lock

· Cortizo aluminum exterior carpentry with double security glazing and thermal insulation.

Mosquito nets and motorized fixed blinds

Exterior stainless steel and glass railings

· Interior woodwork in various colors

Fully equipped wardrobes and dressing rooms

Internal doors from floor to ceiling

Heat recovery pump - one of the most energy efficient heating and cooling systems providing hot and cold ducted air conditioning and hot and cold underfloor heating systems with separate thermostats in each room

Indoor and outdoor LED lighting

Home automation system

Fully equipped designer kitchen, with Silestone worktop and all Miele or similar appliances included

Suspended toilets and designer taps in all bathrooms

Fully equipped Sony home theater system

Elevator for four people in stainless steel from Alapont

Parabolic antenna for Astra TV

10-year insurance against structural damage

Structural calculations based on geotechnical study

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...

