

# Townhouse for sale in Javea, Javea

2,750,000 €

Reference: R4556152 Bedrooms: 5 Bathrooms: 4 Plot Size: 283m<sup>2</sup> Build Size: 626m<sup>2</sup>



---

## Costa Blanca North, Javea

Opportunity to purchase the rarest of jewels; over 626 m<sup>2</sup> of prime located property, in the centre of Jávea's historical centre WITH HOTEL USE AND TOURIST LICENSE GRANTED plus the possibility of buying two adjacent independent commercial units and 2 apartments.

This charming townhouse, complete with superb terraces and swimming pool, 3 arch naya terrace with sea views, and a 5-car garage is a regal estate in itself. The main accommodation can be accessed either via the integrated .iT is distributed over 3 levels with lift shaft space available to offer private elevator access between them. There is a wide reception hall, a private office space, spacious reception room, with two seating areas and dining area, all of which flows wonderfully on to the vast terraces to the southern aspect of the property, and which also has convenient access to the kitchen and utility space.

The incredibly private terraces offering comfortable outdoor dining and seating areas to enjoy throughout the year. The sheltered courtyard, with mature bitter orange trees , and the 3-arch naya terrace, built using the original tosca arches, offers a huge dining area, and cosy seating area, with views across the Javea skyline to the sea and enjoys the cool, southern breeze in summer. The terraces surround a superb swimming pool, with natural stone and terracotta feature wall. For guests, there is a dressing room adjacent to the swimming pool, with showers, WC and changing area, plus a separate laundry room and hidden drying terrace

The first floor of this property with three double bedrooms, and two bathrooms, including the master suite with bedroom, dressing room, bathroom, sitting room, and access to a wonderful covered terrace complete with wooden decking, and which overlooks the terraces. There is a second family bathroom also on this level for the rest of the family.

The second level of this property could be made entirely independent as it benefits from a private street access, including garage space for a motorbike. This area has been wonderfully converted into a double height open area, with feature rounded windows, living and dining areas, balcony, bedroom, bathroom and kitchen, plus a wonderful open-plan area with access to a an office space and small second bedroom.

The property with high ceilings with beam and barrel feature, the use of local traditional materials such as the tosca stone walls and arches, and marble floors. The rooms are spacious and retain the heat and the cool, depending on the season, due to the incredible solidity of the walls and the oil-fired central heating.

For keen investors who appreciate charming and characterful properties, or anyone looking for additional space; also available to purchase are two independent apartments which can be integrated into the main house. There is a 3-bedroom 2 bathroom apartment and a 2-bedroom, 2 bathroom apartment;with a total area of 367m<sup>2</sup> ,can be purchased conjointly for an additional 550,000 EUR. which can be joined as they are adjacent to each other,each with independent access and private patios. There are also two independent commercial units. Both the apartments and commercial units offer an interesting investment option, with excellent rental yields, and These properties can be integrated within the main property, or redistributed and sold off independently if required.WITH 2ND TOURIST LICENSE[IW]



## Features:

### Climate Control

Central Heating

### Pool

Heated

Private

### Setting

Close To Shops

Village

### Condition

Excellent