



## Detached Villa for sale in Javea, Javea

1 749 000 €

Référence: R5083696    Chambres: 3    Bain: 4    Terrain: 1 015m<sup>2</sup>    Construite: 476m<sup>2</sup>





## Costa Blanca North, Javea

Energy A++ Luxury Villa – Built to the Highest Standards with Styro Stone

Unmatched Comfort. Ultra-Efficient Living. Exceptional Quality.

We proudly present this stunning Energy A++ luxury villa, currently under construction, located in the prestigious La Guardia Park in Jávea – an exclusive and tranquil area close to the award-winning beaches of Portitxol and Granadella. Designed for those who value innovation, comfort, and sustainability, this villa is built using Styro Stone ICF (Insulated Concrete Formwork), a cutting-edge construction system that ensures outstanding thermal insulation, airtightness, and structural integrity. (Learn more at [www.styrostone.com](http://www.styrostone.com)).

Thanks to this advanced building method and the integration of state-of-the-art technologies, including 12 solar panels and 20Kw energy accumulators guarantee us 0 Energy consumption, delivering both exceptional indoor comfort and significantly reduced monthly energy costs.

Property Highlights:

Plot size: 1,015 m<sup>2</sup>

Living area: 180 m<sup>2</sup>

Orientation: South-facing for maximum natural light

Private pool: 13 x 5 meters

Expansive terrace: 212 m<sup>2</sup> of sun-drenched outdoor living space

Basement: 180 m<sup>2</sup> with endless potential – ideal for a gym, cinema, wellness area, or games room

The villa is currently under construction. The listed price includes the completed basic shell, featuring:

High-quality ceramic flooring

Interior and exterior painting

Fully installed kitchen and sanitary fittings

Finished basement with the same high standard

The landscaped garden has been masterfully designed by award-winning landscaper Jan van Eijle, recipient of Jávea's first environmental award for sustainable business practices. Enjoy a private oasis with:

A lush Mediterranean garden

Variety of fruit trees

Organic vegetable garden

Ancient olive trees

Expansive natural grass recreation area

This villa represents a rare combination of eco-efficiency, modern luxury, and timeless design in one of the most desirable areas of the Costa Blanca.



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## Spécification:

### Caractéristiques

Terrasse privée

### Climatisation

Climatisation

### Jardin

Private