



## Detached Villa for sale in Javea, Javea

3 700 000 €

Référence: R5188027 Chambres: 4 Bain: 6 Terrain: 3 150m<sup>2</sup> Construite: 583m<sup>2</sup> Terrasse: 30m<sup>2</sup>





## Costa Blanca North, Javea

**FOR SALE: EXCLUSIVE VILLA ON MONTGÓ, JÁVEA** Enjoy stunning mountain and valley views from every corner of this fully furnished and equipped villa – ready to move in. • Total plot size: 3,150 m<sup>2</sup> • Main house: 439m<sup>2</sup> | Guest house: 144 m<sup>2</sup>

**DESCRIPTION** The villa is located on a corner property, with no direct neighbors, in a very private area. The property consists of a two-storey main house with basement, guest house, heated saltwater swimming pool, summer kitchen with barbecue, enclosed pool area, basement with gym and karaoke room, dog house with workshop and garage. It has ample access for vehicles and a parking area.

**DISTRIBUTION AND DESIGN** Main House The villa is distributed over two floors plus a basement, offering spacious and elegant living. It features three bedrooms, five bathrooms, a large dressing room, a private office, and a beauty room, making it ideal for both comfort and lifestyle. On the ground floor, a spectacular entrance hall with double-height ceilings and stained-glass windows welcomes you with natural light. The main living room includes a working fireplace with hand-painted golden details, while a second lounge area is designed for entertainment, equipped with a large TV and automatic blinds. The modern kitchen is fully equipped with high-quality appliances by Gaggenau, including an American-style fridge and a large wine fridge, and connects directly to the terraces, pool, and summer house. A guest toilet and office complete this level. The private study is set apart from the main living areas, offering an ideal environment for focused and quiet work. If needed, the space can easily be converted into an additional bedroom.

Basement The lower level of the villa is dedicated to leisure and wellness. It features a fully equipped gym for everyday training, as well as a karaoke studio with professional sound system, microphones, and a large screen—a perfect space for entertainment with family and friends.

**Extras & Technology** The villa is equipped with the latest comforts and technology to ensure a luxurious living experience. It offers air conditioning (heating and cooling) and underfloor heating throughout, as well as double-glazed windows with electric blinds for both efficiency and comfort. For entertainment, the house includes an 85-inch television, while video surveillance and a full smart-home system provide security and convenience. Connectivity is guaranteed thanks to fiber-optic internet with dual providers, always ensuring uninterrupted service.

**Pool & Chill-Out Areas** At the heart of the estate lies the saltwater swimming pool with a heating system, perfect for year-round enjoyment. Surrounding the pool, a spacious terrace offers cozy chill-out areas, designed for relaxation and quality time with family and friends.

**Terraces & Leisure Areas** The villa offers multiple outdoor spaces designed for both relaxation and entertainment. A fully equipped summer kitchen with automatic roof and BBQ makes it ideal for dining al fresco. The beautifully landscaped garden features over 60 palm trees and lush Mediterranean plants, all maintained with a domotics-controlled automatic irrigation system.

**Entrance & Additional Spaces** The villa is accessed via double automatic gates a grand main entrance. The entire perimeter is secured with reinforced fencing, ensuring privacy and safety, while also adapted for pets. A guest house with open-plan kitchen and bathroom offers independence and comfort, with beautiful views of Montgó and the main residence. The garage with storage room is equipped with an electric car charger, providing modern convenience. For pet lovers, the property includes a dedicated dog kennel with cleaning area, covered open-air space, and a 36 m<sup>2</sup> workspace. The property has ample parking for 3-5 cars, completing the estate's functionality.

**Location** The villa is located within 5 minutes' reach of La Sella golf course, several restaurants, as well as La Ermita Local Market supermarket. Jávea – a Mediterranean sanctuary between the sea and the mountains. This prestigious Costa Blanca destination blends the charm of a traditional coastal town with the comfort of an exclusive modern resort. Turquoise coves, over 300 days of sunshine a year, and the natural beauty of the Montgó Natural Park create an ideal setting for both relaxation and refined living. The town is divided into three key areas – the historic Old Town, the lively marina, and the vibrant Arenal beachfront. Here you'll find top-class dining, international school Xàbia International College and a welcoming international community. Jávea offers a premium lifestyle in one of the most desirable Mediterranean locations.

## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud	Climatisation
Terrasse privée	Ouest	Cold A / C
Télévision par satellite		A / C chaud
Salle de stockage		Cheminée
Salle de bain attenante		Chauffage U / F
Double vitrage		
Armoires ajustées		
Wifi		
Salle de sport		
Salle de jeux		
Maison d'hôtes		
Buanderie		
Bar		
Barbecue		
Domotique		
Sous-sol		
Fibre optique		
Vues	Paramètre	Condition
Montagne	Près du golf	Excellent
Panoramique	Près de la ville	Récemment rénové
Jardin	Près des écoles	
Piscine	Ville	
Forêt		
Piscine	Meubles	Cuisine
Chauffé	Entièrement meublé	Entièrement équipé
Private		
Jardin	Sécurité	Parking
Private	Sécurité 24 heures	Garage
	Système d'alarme	Private
	Stores électriques	Covered
	Safe	Rue
		Plus d'un
Services publics	Catégorie	Cote d'énergie
Électricité	Affligé	D
Eau potable	Luxe	
Panneaux solaires photovoltaïques		
Cote d'émission de CO2		
C		