

Jávea  
Reference 100096



Selected Property

## Spacious Mediterranean villa with large pool

living space:	-	swimming pool:	-
plot area:	2.000 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	6		
sea view:	-	<b>price:</b>	<b>€ 799,000.-</b>



Jávea

Reference 100096



Selected Property

## Details:

There are 4 large bedrooms all with en-suite bathroom, one of them with dressing room, the kitchen is also very large and open to the living room with fireplace area, 1 toilet, 2 storage rooms, TV room with a gas fireplace.

The garden is easy to maintain with a plot of 2000 sqm and is fully fenced. It is also complete with a large pool.

The entry to the plot is via an automatic gate & from here you enter directly to 3 garages with plenty of parking.

The villa is equipped with gas central floor heating, air conditioning and alarm.

There is a guest house with separate entrance with living/dining area, open kitchen 2 bed rooms with en suite bath rooms and open terraces.

Jávea

Reference 100096



## Location & surrounding area:

Xabia is the town's local name in the local language (Valencian), while Javea is the Spanish/International one. Javea is one of the greatest towns on the Costa Blanca. It is a medium sized city with approx. 30,000 inhabitants and the surrounding areas of Javea. The town has plenty of activities on offer- including sailing, horse riding, swimming and scuba diving. Javea is a popular place to settle down for foreigners as well as local Spanish and Spanish looking for a holiday home. Some of the main reasons for this are the good climate and the friendly ambience which is always welcoming from the locals and ex pat communities. It also boasts a mile long beach. It has a wonderful area around the port for dining in Spanish tapas bars for a snack or excellent fish restaurants with wonderful seafood. The beach has a newly built pedestrian promenade, that is wonderful to watch the world go by, young and Old. Again many restaurants, bars, ice cream parlours to choose from, you will be spoilt for choice, The charm of the old town of Javea with its well preserved buildings and pretty streets is to be enjoyed day and night. As in most towns in the Marina Alta area, they enjoy many exciting fiestas and celebrations all year round with all local communities contributing to their success. Javea has strict restrictions on any new builds and architecture, so thankfully the area will retain its unique charm.. For example, the property developers in the area, face height restrictions on the houses they build in order to preserve the town's unique character. The old town in Javea and the beautiful harbour counts for an important part of this town's character. The narrow cobbled streets have many modern shops, but at the same time it manages to maintain the charm of years gone by. The old town also has a number of excellent restaurants, street cafes and bars. Modern contributions, in form of galleries, internet cafe's, modern clothing stores which exist together in the traditional setting. Very charming!

The majority of both tourists and permanent residents spend time at the El Arenal beach. El Arenal is almost one kilometre long with high quality sand and palms for shade and enjoyment. At night, El Arenal comes alive, with its market stalls and performing artists. This is a pleasant contribution to the selection of great restaurants. Javea is located beautifully in between two cliffs Cap de la Nau and Cap de Sant Antonio with great views, and probably the most spectacular nature along the entire Costa Blanca. By Cap de Sant Antonio you also find the Montgo nature reserve, which is a popular hiking area and there is also a maritime reserve close by. The beaches in Javea may not be the coast's longest, but the Javea's beaches are great for families with children.



Jávea  
Reference 100096



Selected Property



fire place



dining area



kitchen



bedroom



pool

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.