

## 3 soveværelse Lejlighed til salg i Calvario (Javea/Xabia), Alicante

475.000€



This 3-bedroom, 2-bathroom apartment is located in one of the most sought-after areas of Jávea (Alicante), next to the La Fontana canal, just a few steps from services, shops, and a short distance from the Arenal beach, making it an ideal location for both year-round living and as a vacation rental investment. The area combines tranquility and accessibility with a unique Mediterranean lifestyle, in a residential market with high demand and low availability.

Inside, the property features a bright living-dining room that opens onto a private terrace, maximizing natural light and extending the living space outdoors. The fully equipped kitchen and three well-sized bedrooms with built-in wardrobes provide a functional and comfortable layout for families or professionals. The apartment is in a building with an elevator and includes a private parking space and storage room, enhancing its value and convenience.

Additionally, if needed, there is a parking space available for sale that you could acquire for a second car.

Besides its strategic location, the residential community includes well-maintained gardens, an enclosed gym, sauna, paddle courts, and a communal pool and recreational areas, creating a relaxed and secure environment. The proximity to the La Fontana canal offers a natural setting and pleasant views of the pool from the terrace, while the walkable access to the beach reduces the need for transportation. Thanks to these attributes, this property stands out in the Jávea market for its balance between location, services, and potential for appreciation.

### Feature Summary (Bullet Points)

Premium location: next to the La Fontana canal and close to Arenal beach in Jávea. 3 bedrooms and 2 bathrooms, ideal for families or seasonal living. Private terrace with views of gardens and common areas. Bright living room and equipped kitchen, perfect for Mediterranean living. Parking space and storage included, adding convenience and value to the property. Communal pool and Mediterranean gardens. Building with elevator and easy walking access to services. Excellent investment potential due to location and local demand. Market Data & Local Statistics

In Jávea, 3-bedroom apartments typically offer stable appreciation, with average property prices of ~€4,000-€4,700/m<sup>2</sup> in areas near Arenal and the canal (data extracted from active listings). The Costa Blanca continues to register annual

 3 soveværelser

 2 badeværelser

 116m<sup>2</sup> Byg størrelse