

## 4 chambre Villa à vendre dans Javea, Alicante

1.400.000€



Stunning villa with sea views in Piver, Javea Discover a contemporary villa in the tranquil setting of Partidas Comunes- Adsubia, Costa Blanca, Javea. This exceptional property combines refined design with natural surroundings, offering an exceptional living environment for Mediterranean living. **\*Layout & Specifications\***- Built area: 332 m<sup>2</sup>- Usable area: 290 m<sup>2</sup>- Layout: Four stylish bedrooms and three modern bathrooms- Upper level features terraces and expansive views The architectural emphasis on natural light and spatial coherence creates a seamless connection between indoors and outdoors, creating an atmosphere of refined comfort. **\*Premium Amenities\***- Climate control: Split system air conditioning and underfloor heating with a heat pump and solar panels. - Kitchen with designer finishes- Spacious living areas perfect for entertaining and relaxing **\*Exterior Features\***- Landscaped private garden (987 m<sup>2</sup>)- Heated swimming pool- Terrace (100 m<sup>2</sup>) with outdoor dining facilities, a built-in barbecue, and a summer kitchen **\*Security & Practical Features\***- Enhanced security: Double glazing, armored entrance, alarm system- Additional amenities: Private parking, storage room, laundry room, outdoor shower- Enclosed fence for absolute privacy **\*Availability\*** This beautiful villa in Jávea/Xàbia is an ideal, comfortable home for permanent residence or as a perfect holiday home. For information about purchasing or viewing, please contact our office. This is a guide to the complete and full costs of buying a €1,400,000 resale property in Alicante, Spain. **WITHOUT mortgage:** Purchase price €1,400,000 + Property Transfer Tax (ITP 11%) €154,000 + Notary fees approximately €2,500–€3,500 + Land Registry fees approximately €1,500–€2,500 + Lawyer / conveyancing fees approximately €6,000–€8,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 = total estimated purchase cost approximately €1,564,500–€1,569,000. **WITH mortgage:** Purchase price €1,400,000 + Property Transfer Tax (ITP 11%) €154,000 + Notary fees (purchase) approximately €2,500–€3,500 + Land Registry fees (purchase) approximately €1,500–€2,500 + Lawyer / conveyancing fees approximately €6,000–€8,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 + Mortgage valuation fee approximately €600–€1,000 + Mortgage notary & registry fees approximately €1,000–€2,000 + Bank arrangement / opening fee approximately €0 – €3,000 = total estimated purchase cost approximately €1,565,600

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|  4 chambres                                |  3 salles de bains    |  332m <sup>2</sup> Taille de construction |
|  1.000m <sup>2</sup> Taille de la parcelle |  Piscine              |  Number of Parking Spaces: 1              |
|  Near Trees                                |  Near Childrens Parks |  Near bus route                           |
|  Location: Urbanisation                    |  Key Ready            |  Kitchen: 15 Msq.                         |
|  Gym                                       |  Gated                |  Furnished                                |
|  garden                                    |  Parking - Space      |  Shops: 5 Minutes                         |
|  Private pool                              |  Patio                |  Double Bedrooms: 4                       |
|  Central Heating, Air Conditioning:        |  Beach: 5 Minutes     |  Key Ready                                |

Yes



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