

## 5 chambre Villa à vendre dans Calvario (Javea/Xabia), Alicante

799.000€



Located in the prestigious area of Balcón al Mar in Jávea, this villa stands out not only for its open views of Montgó and its tranquil surroundings but also for a distinguishing feature: it consists of two independent and joined plots, which multiplies its value. In total, the property adds up to approximately 1,700 m<sup>2</sup> of land, distributed across a plot of 870 m<sup>2</sup> where the pool and leisure areas are located, and another of 830 m<sup>2</sup> where the house is built. This means that the buyer acquires two properties in one, with ample possibilities for expansion, new construction, or future investment. The main house offers 5 bedrooms and 3 bathrooms, with spacious and bright areas, a living room with a fireplace, a fully equipped kitchen, and various southwest-facing terraces that ensure natural light throughout the day. Two of the bedrooms have independent access, ideal for guests or generating rental income. The layout allows for comfort both as a primary residence and as a high-end second home on the Costa Blanca.

Outside, the leisure plot includes a very sunny private pool all year round, low-maintenance Mediterranean gardens, and relaxation areas, while the second plot offers additional privacy. This configuration is unusual in the area and adds a key strategic value: the possibility of selling one plot in the future, building a second home, or simply enjoying a spacious and exclusive estate. All of this is less than 10 minutes from coves, restaurants, and services.

Summary with Bullet Points  
 Premium location in Balcón al Mar, Jávea Villa with 5 bedrooms and 3 bathrooms with southwest orientation 270° open views of the mountains and Montgó, and a peaceful natural setting.  
 Two independent joined plots (870 m<sup>2</sup> + 830 m<sup>2</sup>)  
 Independent plot with private pool and leisure area  
 The buyer acquires two properties for the same price  
 Expansion, investment, and/or partial resale potential  
 Garage, parking, and spacious outdoor terraces  
 Market Data and Strategic Value  
 Properties with land over 1,500 m<sup>2</sup> in Jávea represent less than 10% of the available stock.  
 Homes with the possibility of segregation or second construction can increase their future value by between 15% and 25% depending on urban development trends.  
 The premium market in Jávea maintains solid demand, especially for villas with pools and privacy.  
 Key Conclusions  
 It is not just a villa; it is a double real estate opportunity.

🛏 5 chambres

🚿 3 salles de bains

🏠 327m<sup>2</sup> Taille de construction

📏 1.708m<sup>2</sup> Taille de la parcelle