

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

1.375.000€



We are happy to bring you an exclusive listing of this modern, luxurious villa, designed and modelled on a sophisticated "Balinese style" which is close to Javea golf and only 10 minutes from Javea Arenal beach and walking distance to the new International Junior School. Set on a flat plot, the villa is on 3 floors with a large driveway, 10m x 5m heated pool and every modern luxury item you could want, and is secured with a full alarm system. Access to the property is by electric gates which lead to a large sweeping driveway with parking for several vehicles, and which leads to a large garage on the lower level. To the left of the driveway is the modern flat pool side terrace with plenty of space for sunbeds and a covered dining terrace with sliding door access to the living areas. The front door gives access to the light and airy hallway with stairs leading to the upper and lower levels. To the left is the large open plan main living and dining area which benefit from large comfortable furnishings and a super modern kitchen perfect for families that love to cook. The living room benefits from 2 air conditioning units, the kitchen is extremely well equipped with Bosch appliances, a large LG American style fridge and a generous breakfast bar. On this level a short hallway leads to the second double bedroom which benefits from its' own ensuite bathroom and two further bedrooms currently set up as twins which share a further bathroom. The upper level comprises of a very large master suite with a double bedroom, large ensuite bathroom and access to the large roof terrace which offers far reaching views, including a distant sea view. On the lower level is a large room which has been used as an office, but which could be used as another bedroom as there is a shower room next to it. Also on the lower level, the large garage is accessed by up and over electric doors with parking for cars, bikes, boats or jet skis. You also find the laundry and equipment room, and several areas for storage. The property has underfloor heating in all rooms with full zonal control via a super efficient air source heat pump inverter system. There is a solar capillary hot water system that provides for most of the hot water requirements during summer and in part through winter. The garden has been designed to be of a low maintenance nature and includes an orchard with orange, lemon, pomegranate and fig trees. The owners are willing to sell the furniture within the property, by negotiation. The villa is on a plot that offers a lot of

🛏 4 chambres

🚿 4 salles de bains

🏠 361m<sup>2</sup> Taille de construction

📏 1.106m<sup>2</sup> Taille de la parcelle