



## 4 slaapkamer Villa Te koop in Javea, Alicante

**1.749.000€**

Energy A++ Luxury Villa – Built to the Highest Standards with Styro Stone  
Unmatched Comfort. Ultra-Efficient Living. Exceptional Quality.

We proudly present this stunning Energy A++ luxury villa, currently under construction, located in the prestigious La Guardia Park in Jávea — an exclusive and tranquil area close to the award-winning beaches of Portitxol and Granadella. Designed for those who value innovation, comfort, and sustainability, this villa is built using Styro Stone ICF (Insulated Concrete Formwork), a cutting-edge construction system that ensures outstanding thermal insulation, airtightness, and structural integrity. (Learn more at [www.styrostone.com](http://www.styrostone.com)).

Thanks to this advanced building method and the integration of state-of-the-art technologies, the villa is classified as near-zero energy consumption, delivering both exceptional indoor comfort and significantly reduced monthly energy costs.

Property Highlights:

Plot size: 1,015 m<sup>2</sup>

Living area: 180 m<sup>2</sup>

Orientation: South-facing for maximum natural light









Private pool: 13 x 5 meters

Expansive terrace: 212 m<sup>2</sup> of sun-drenched outdoor living space

Basement: 180 m<sup>2</sup> with endless potential – ideal for a gym, cinema, wellness area, or games room

The villa is currently under construction. The listed price includes the completed basic shell, featuring:

High quality ceramic flooring

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|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  4 slaapkamers                      |  3 badkamers           |  476m <sup>2</sup> Bouwgrootte |
|  1.015m <sup>2</sup> Perceelgrootte |  Private swimming pool |  Private Garden                |
|  Air Conditioning                   |  Terrace               |                                                                                                                     |

