

## 3 slaapkamer Villa Te koop in Calvario (Javea/Xabia), 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, including 12 solar panels and 20Kw energy accumulators guarantee us 0 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

 3 slaapkamers

 4 badkamers

 476m<sup>2</sup> Bouwgrootte

 1.015m<sup>2</sup> Perceelgrootte