

## 4 slaapkamer Villa Te koop in Calvario (Javea/Xabia), 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)

🏠 4 slaapkamers

🚿 3 badkamers

🏠 332m<sup>2</sup> Bouwgrootte

📏 1.000m<sup>2</sup> Perceelgrootte

✅ Zwembad