

## 5 soverom Villa til salgs i Calvario (Javea/Xabia), Alicante

1.467.000€



**Elegant Ibiza-Style Villa in Adsubia, Jávea** In the peaceful and highly sought-after residential area of Adsubia in Jávea, this beautifully renovated Ibiza-style villa offers a rare blend of tranquility, privacy, and refined modern comfort — just minutes from the beach, restaurants, and all amenities. Set on an 854 m<sup>2</sup> private plot with southeast orientation, the property enjoys sunlight throughout the day and subtle sea views from the upper level. Fully renovated in 2023, this home perfectly balances Mediterranean charm with cutting-edge sustainability and technology.

**Key Features**  
 3 bedrooms + independent guest apartment (2 bedrooms)  
 3 bathrooms + 2 additional bathrooms  
 245 m<sup>2</sup> usable space | 320 m<sup>2</sup> built  
 Heated saltwater swimming pool (10 x 4.5 m)  
 Underfloor heating (heat pump system)  
 Air conditioning (hot & cold, individually controlled per room)  
 10 kW solar panels (26) with 10 kW battery storage  
 Electric vehicle charging point  
 Double glazing, electric shutters  
 Alarm system with exterior sensors  
 Video intercom  
 Water softening and osmosis system  
 Fibre/ADSL connection  
 Separate climate-controlled bike workshop/storage  
 Parking for 4 cars (including covered carport)  
 Two independent street accesses

**Effortless Living – Designed for Comfort**  
 On the main level (street level), natural light flows through the bright open-plan living area and fully equipped modern kitchen. Three bedrooms and two bathrooms (one en-suite) complete this floor, alongside a glazed naya — perfect for year-round enjoyment. The lower level offers a fully self-contained guest apartment with its own living room, kitchen, bedroom, and bathroom — ideal for visitors or extended family. Additionally, there is a private gym with its own bathroom (easily convertible into a fifth bedroom), a storage room, and a technical room.

**The Mediterranean Lifestyle – Elevated**  
 Outside, the villa truly comes into its own. A heated saltwater pool invites you to swim year-round. The outdoor kitchen with a traditional pizza and bread oven sets the scene for long summer evenings with friends and family. The low-maintenance garden ensures beauty without burden. Thanks to aerothermal technology, solar energy with battery storage, and full insulation upgrades, this is a home built not only for today — but for the future.

**A Rare Opportunity in Jávea**  
 Whether you are seeking a sophisticated permanent residence, a luxurious holiday retreat, or a smart investment in one of the Costa Blanca's most desirable locations, this property

🏠 5 soverom

📏 854m<sup>2</sup> Tomtestørrelse

🚿 5 bad

✅ Svømmebasseng

🏠 320m<sup>2</sup> Bygg størrelse