

## 3 soverom Villa til salgs i Javea, Alicante

1.195.000€



**Exquisite Villa with Premium Amenities** This distinguished villa showcases a sophisticated blend of contemporary architecture and functional design. Boasting 300 m<sup>2</sup> of living space on a generous 1,000 m<sup>2</sup> plot, this property presents an ideal residential solution for discerning families or individuals seeking premium accommodation.





**Interior Excellence** The villa comprises three meticulously appointed bedrooms, each bathed in natural light and offering serene garden views. These private retreats feature bespoke styling to ensure optimal comfort. The property includes two modern bathrooms with high-end fixtures and ergonomic layouts, enhancing daily convenience.

**Integrated Living Concept** The open-plan kitchen forms the social hub of the residence, featuring state-of-the-art appliances and premium finishes ideal for culinary enthusiasts and entertainment. The expansive living area provides generous space for relaxation and social gatherings, creating an inviting environment for daily living.

**Premium Outdoor Living** The property features an exceptional 80 m<sup>2</sup> terrace area, perfect for alfresco dining and leisure activities. The landscaped garden includes a swimming pool installation, offering potential for further customization to create a private sanctuary.

**Advanced Comfort Systems** Climate control is ensured through a modern air conditioning system, while the property's intelligent layout balances privacy and connectivity. An efficient heating installation guarantees year-round comfort.

**Sustainable Investment Opportunity** This energy-efficient villa holds current sustainability certifications, combining environmental responsibility with long-term cost efficiency. The property represents both a premium lifestyle choice and a prudent investment. This villa offers more than premium accommodation - it delivers an elevated living experience designed for daily enjoyment. We invite you to explore this exceptional property's potential through a private viewing. This is a guide to the complete and full costs of buying a €1,195,000 new-build property in Alicante, Spain. (New builds in the Valencian Community are subject to VAT 10% plus Stamp Duty (AJD) 1.5%, rather than ITP). WITHOUT mortgage: Purchase price €1,195,000 + VAT 10% €119,500 + Stamp Duty (AJD 1.5%) €17,925 + Notary fees approximately €2,000-€3,000 + Land Registry fees approximately €1,200-€2,200 + Lawyer / conveyancing fees approximately €5,000-€9,000 + Optional administration / gestoría / NIE / utility connection costs

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|---|---|--|
|  3 soverom                          |  2 bad |  300m <sup>2</sup> Bygg størrelse |
|  1.000m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng   | <input checked="" type="checkbox"/> Views: Garden, Pool, Open, Mountain  |
| <input checked="" type="checkbox"/> Useable Build Space: 205 Msq.   | <input checked="" type="checkbox"/> Terrace: Yes  | <input checked="" type="checkbox"/> Shops: 5 Minutes   |
| <input checked="" type="checkbox"/> Private pool  | <input checked="" type="checkbox"/> Airport: 60 Minutes                                   | <input checked="" type="checkbox"/> Beach: 5 Minutes   |
| <input checked="" type="checkbox"/> garden  | <input checked="" type="checkbox"/> Heating: Yes, Air Conditioning: Yes                   | <input checked="" type="checkbox"/> Location: Coastal, Mountain, Urbanisation  |
| <input checked="" type="checkbox"/> Near Trees  | <input checked="" type="checkbox"/> Number of Parking Spaces: 2                           | <input checked="" type="checkbox"/> Parking - Space - Garage   |
| <input checked="" type="checkbox"/> Patio   |   |  |



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