



## 4 bedroom Villa for sale in Javea, Alicante

4,125,000€

Fantastic luxury villa with panoramic views over Portichol,

Do you dream of waking up to the sound of the Mediterranean? Have breakfast overlooking a beautiful sunrise while a fresh sea breeze blows through your hair. From your pool, watch the boats glide by in the crystal clear waters that surround the beautiful island of Portichol. And see how the whole valley receives the golden light of the sun at sunset. Then don't miss this opportunity. This luminous and exclusive villa is located in one of the most privileged places of the Costa Blanca. Located on the cliffs of Portichol with unbeatable views of the turquoise sea and the island of Portichol at the front and views over the green valley of Javea, the Montgó and up to the mountains inland at the back. The villa with its spectacular design is spread over two floors. On the first floor there is a living room with a designer kitchen with a spacious cooking island, a double bedroom with an en suite bathroom with bathtub and walk-in shower and a very large dressing room. From this bedroom you enjoy impressive views of the sea and Portichol Island. This floor also houses a utility room and a guest toilet. On the ground floor are three more bedrooms, each with a private bathroom and sea views. All bedrooms have multiple floor-to-ceiling wardrobes. Adjacent to the living room is a terrace with a spacious swimming pool with an outdoor shower. From the pool you have panoramic views of the rocks at Cap Marti, the island of Portichol and the mountainous interior. The pool has a salt chlorine purification system, with automatic release, built-in underwater floodlights, a purification system, an automatic cover, a counter-current swimming system and seating area with hydromassage.

For extreme comfort, there is also a basement with a double garage and multiple storage rooms. All floors are connected by internal stairs and a lift. The villa is equipped with an aerothermal system for temperature production for underfloor heating, along with production of domestic hot water (DHW) with accumulation tanks. There is also ducted air conditioning and a powerful static heat recovery system with centralised air purification. There is also an integrated home automation system that controls the opening and closing of the blinds, air conditioning, technical alarms as well as lighting in the various rooms, including outdoor lighting in the garden, the main entrance and by the

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|-------------------------------|-----------------------|------------------------------|
| 4 bedrooms                    | 5 bathrooms           | 500m <sup>2</sup> Build size |
| 1,605m <sup>2</sup> Plot size | Garage                | Seaview                      |
| Mountain view                 | TV                    | Ventilation System           |
| Solar panels                  | Private swimming pool | Private Garden               |
| Central Heating               | Underfloor Heating    | Lift                         |
| Air Conditioning              | Outdoor Shower        | Balcony                      |
| Private Parking               | Double Glazing        | Storage Room                 |
| Terrace                       | Automatic irrigation  | Heat pump                    |

