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2,350,000€

Luxury new build villa for sale on the Montgó, Jávea, This fantastic villa is located in the luxurious urbanisation El Garroferal, situated on the sunny southern flank of the Montgó. This unique location guarantees expansive views over the mountainous landscape towards the south, with beautiful sunsets to the west. On the north side, there are close views of the Montgó's impressive rock faces. The villa has a total built-up area of 337.72 m<sup>2</sup> and is spread over three floors. Upon entering the ground floor, you are welcomed by a spacious hall where the stairs to the other floors are located. For extreme convenience, a guest toilet is also located here. The hallway opens into a spacious living-dining room with an open kitchen with a large cooking island. Large sliding windows provide plenty of natural light and give access to the covered poolside terrace. Adjacent to the kitchen are the laundry room and technical room. Also on this floor is a bedroom with an en suite bathroom. From the bedroom there is direct access to the terrace. The upper floor consists of three bedrooms, each with an en suite bathroom and access to a spacious terrace. The master bedroom also has a dressing room and a bathroom with bathtub. The basement comprises a 130m<sup>2</sup> garage, a gym, a home cinema and a wine cellar. Outside, there is a 5x10m swimming pool surrounded by a spacious terrace and a beautiful garden. The villa is also equipped with all the luxuries to totally relax. There is a barbecue with an outdoor kitchen, an outdoor shower, underfloor heating based on an energy-efficient heat pump, air conditioning, automatic gate, etc. The villa is currently under construction and will be completed by the end of 2025 (subject to change). Plans with dimensions and exact location on request.

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|  4 bedrooms                    |  4 bathrooms          |  337m <sup>2</sup> Build size |
|  1,646m <sup>2</sup> Plot size |  Swimming Pool        |  Air conditioning             |
|  Automatic gate                |  Automatic irrigation |  Barbecue                     |
|  Central Heating               |  Electric Shutters    |  Floor heating                |
|  Garage                        |  garden               |  Heat pump                    |
|  outdoor shower                |  Pool                 |  Storage                      |
|  Terrace                       |  |  |



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