

## 3 bedroom Villa for sale in Javea, Alicante

1,749,000€



Luxury, sustainable villa for sale in La Guardia Park, Jávea

This modern and spacious newly built villa is located on a flat plot in the exclusive La Guardia Park urbanisation.

The property is built according to the principles of Styro Stone: the concrete core is insulated on both the inside and outside, ensuring exceptional airtightness. As a result, temperatures remain nearly identical throughout the home, and the double ventilation system guarantees optimal living comfort. In addition, the villa is equipped with an arothermal system for heating and cooling via underfloor heating, as well as for domestic hot water. A solar energy system with 18 solar panels and 20 kW of energy storage ensures almost zero energy consumption and contributes to achieving an A++ energy rating.

The villa is distributed over three floors. You enter the home on the ground floor through a spacious, bright hall where the guest toilet is also located. Further down the corridor you will find two double bedrooms, each with its own bathroom. The hallway leads to the generous living-dining room with a modern open kitchen with cooking island, fully equipped with Bosch appliances. The staircase, bathed in natural light thanks to the large windows, takes you to the upper floor. Here you will find the master bedroom with a luxurious ensuite bathroom with shower, bathtub and double washbasin, as well as a dressing room and a large private terrace.

The villa additionally features a 180 m2 basement, a large multifunctional space with endless possibilities: a home cinema, bar, gym, meeting room, extra guest bedroom, playroom or even a complete guest apartment with kitchen and bathroom, ready to be designed according to your wishes.

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|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  3 bedrooms                    |  3 bathrooms          |  471m <sup>2</sup> Build size     |
|  1,015m <sup>2</sup> Plot size |  Swimming Pool        |  Air Conditioning                 |
|  Automatic gate                |  Automatic irrigation |  Balcony                          |
|  Double glass                  |  Floor heating        |  Garden                           |
|  Heat pump                     |  Outdoor Shower       |  Paneles fotovoltaicos            |
|  Parking space                 |  Pool                 |  Pre-heating system swimming pool |
|  Storage                       |  Substructure         |  Terrace                          |
|  Ventilation system            |                                                                                                          |                                                                                                                        |



Property marketed by Javea Estates

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