



## 3 bedroom Villa for sale in Javea, Alicante

960,000€



Spacious villa on large plot for sale in La Lluca, Jávea. This traditional villa is located in the quiet, exclusive residential area of La Lluca and is situated on a plot of 2325 m<sup>2</sup> with a building coefficient of 0,30m<sup>2</sup>/m<sup>2</sup>. This means the current villa can be expanded up to 697 m<sup>2</sup>. In addition, there is the possibility of acquiring 4 adjacent urbanised building plots with sizes ranging from 1748 m<sup>2</sup> to 2719 m<sup>2</sup> and all with a building coefficient of 0,30m<sup>2</sup>/m<sup>2</sup> as well. There is the possibility of creating one additional building plot by dividing the three southern plots into four plots. The villa is spread over one floor and also has a semi-basement where there is the possibility of creating a spacious guest accommodation. The main floor consists of an entrance hall, a living room with a fireplace, a dining room, a kitchen, a spacious naya with a fireplace, a master bedroom with an en-suite bathroom and two double bedrooms with a shared bathroom. The villa is characterised by its traditional features, including the use of tosca stone, solid wooden doors and arches. The plot features several centuries-old olive trees, cacti, palm trees, fruit trees and pine trees. La Lluca is known as one of the most sought-after and well-maintained residential areas in Jávea, with wide, well-kept streets, luxury villas and a quiet, green environment. Thanks to its central location, this neighbourhood combines tranquillity and privacy with easy access to shops, restaurants, sports facilities and beaches. More information available on request.

- 3 bedrooms
- 2,325m<sup>2</sup> Plot size
- Garden

- 2 bathrooms
- Built-in cabinets
- Storage

- 297m<sup>2</sup> Build size
- Central Heating
- Terrace