



	3		2		297m ²		2325m ²
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Ref: 0012044077

960,000 €*La Lluca (Javea)*

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 m² with a building coefficient of 0,30m²/m². This means the current villa can be expanded up to 697 m². In addition, there is the possibility of acquiring 4 adjacent urbanised building plots with sizes ranging from 1748 m² to 2719 m² and all with a building coefficient of 0,30m²/m² 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.

