


 4

 3

 180m²

 133m²

Ref: JC770475

639,000 €
PUERTO (Jávea)

Modern · South Facing · Private Patio with Direct Access to the Pool
 Located in a quiet and well-maintained development of only six homes, this beautiful townhouse in Jávea, built in 2019, offers style, comfort, and convenience in an excellent residential area. With a built area of 174 m² and a private plot of 133 m² (of which 80 m² corresponds to a patio), this home is ideal for year-round living or worry-free vacation enjoyment. 
Main Features: Built in 2019 – contemporary design and modern finishes
 174 m² built | 133 m² plot (of which 80 m² of private patio)
Distributed over 3 floors: 4 double bedrooms | 3 full bathrooms and a toilet | 2 private parking spaces – one covered and one outdoor
South facing – very bright all day
Ground Floor: We access a spacious open-plan living-dining room with direct access through glass doors to the large private patio. The independent kitchen, fully equipped with modern appliances, and a full bathroom with shower are also located on this floor. 
The patio is an ideal outdoor space, featuring a wooden pergola, seating area, large dining table, and barbecue. From here, there is direct access to the communal gardens and pool. 
First Floor: This floor includes: 
 Two double bedrooms, one with a private balcony and views of Montgó
 A family bathroom with shower
 A spacious master bedroom with en-suite bathroom, large built-in wardrobes, and a private terrace
Second Floor: On the top floor, there is a large open bedroom with access to two private terraces facing southeast and west. This floor also includes a toilet, making it ideal as a guest suite, office, or multipurpose room. 
Amenities and Extras: Ducted air conditioning (cold/heat) in all rooms
 Double-glazed windows and mosquito nets
 Built-in wardrobes
 Small, quiet community of only 6 homes
 Direct access to the pool and communal gardens
Energy rating: B
Location: Supermarket: 600 m
 Gym: 500 m
 Old Town and Market: 750 m
 Close to schools and public transport
 Xàbia International College: 3 km
 La Grava Beach (Port): 1.4 km
 Arenal Beach: 2.3 km
Costs: IBI: 240 €/year
 Trash: 125 €/year
 Community fees: 125 €/month
 If you are looking for a modern home, ready to move into in Jávea, with outdoor space, pool access, and within walking distance to all services – this is an excellent option. Contact us today to arrange a viewing. 

