



4



4



292m<sup>2</sup>



1500m<sup>2</sup>

Ref: 0012004776

**1,875,000 €**

*El Garroferal ( Javea )*



Experience luxury and comfort in this exclusive new construction villa, located on a generous plot in the prestigious urbanization El Garroferal. This beautiful villa is located just 3 km from the charming center of Jávea. From the villa you can enjoy panoramic views of the valley and surrounding mountains on the south side. On the north side the view is dominated by the impressive cliffs of the Montgó. Designed with attention to detail, this villa offers everything you could wish for. The first floor features a spacious and bright living-dining room that flows seamlessly into a modern open kitchen. From the living areas, large sliding windows lead to a spacious terrace with a stylish pergola, ideal for enjoying the sunny climate. The terrace is directly adjacent to the private pool and is perfectly oriented to the south, allowing you to enjoy the sun all day. Also on this floor are three spacious double bedrooms, each with an en suite bathroom, and a guest toilet. For added convenience, there is a garage directly connected to the house. In the semi-basement is a self-contained apartment that offers additional flexibility. This apartment includes a cozy living room with an open kitchen, a comfortable bedroom and a modern bathroom. The private terrace with pergola offers a pleasant place to relax, secluded from the main house. In the semi-basement is a self-contained apartment that offers additional flexibility. This apartment includes a cozy living room with an open kitchen, a comfortable bedroom and a modern bathroom. The private terrace with pergola offers a pleasant place to relax, secluded from the main house. The building permit is expected by the summer of 2025, subject to conditions. This villa offers the perfect balance of modern design and comfort. Contact us today for more information and discover the unique possibilities of this dream home.

