



3



2



183m<sup>2</sup>

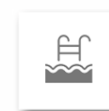


1000m<sup>2</sup>

Ref: 7895

**620,000 €**

*Mar Azul (Javea)*



A beautiful south facing villa, in excellent condition, on one level and south facing, close to the Cala de Portitxol, in a very quiet location within a small, modern and prestigious residential area in the Mar Azul area of Jávea, benefiting from all services and utility supplies underground, street lights and pavements. Private and not overlooked, with an established and easy to maintain garden and a private swimming pool on the same level as the naya and lounge. Walking distance to a number of restaurants, only 1.8 kms to the La Barraca beach / Cala de Portitxol and a 3 minute walk from a clifftop viewpoint offering beautiful sea views. Approximately 7-8 minutes by car (5 kms) to the Arenal sandy beach. We enter the property through a porch and then into the hallway, leading to the lounge, which has a high ceiling with wooden beams, a feature fireplace and a dining room area next to the fully fitted kitchen. There is a utility room adjoining the kitchen, with direct access to the carport, driveway and additional parking area. The lounge is next to the lovely, spacious naya (a covered and enclosed terrace) which has six traditional style arches and direct access to the terrace and swimming pool (which are on the same level). The property has three double bedrooms. The master bedroom has direct access to the terrace and swimming pool and an en suite bathroom with a bath tub (and a shower over). The second double bedroom also leads to the terrace and pool. There is a further double bedroom, a separate family shower room and two built-in cupboards in the hallway, providing extra storage space. The garden is easy to maintain, with terraced and gravelled areas, many established plants giving a beautiful display of flowers, plus an automated watering system. The swimming pool is kidney shaped and measures 11.10 metres x 5.45 metres. An additional store room is accessible from the garden. The property has off-road parking and a carport. Although the house is distributed on one level, there is an elevated and additional level above which is incorporated into the design of the house. This is currently not used for accommodation, however there would be the possibility of creating access to this and making another bedroom.

