



## listing



### Στοιχεία μεσίτη

Όνομα:	BoCasa
Όνομα εταιρείας:	
Χώρα:	Spain
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Other
Τηλέφωνο:	+34 (637) 148-358
Languages:	Dutch, English
Site:	<a href="https://bocasa.nl">https://bocasa.nl</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 785,000

### Τοποθεσία

Χώρα:	Spain
Διεύθυνση:	Pedreguer
Δημοσιεύθηκε:	01/07/2026

### Περιγραφή:

Elegant Mediterranean Villa in La Sella, Pedreguer Situated in the prestigious residential community of La Sella, this exceptional traditional-style villa offers panoramic views of the Mediterranean Sea, La Sella Golf Course, and the iconic Montgó mountain. Built in 2003 and set on a generous 1,699 m<sup>2</sup> plot, the property combines timeless Mediterranean architecture with spacious interiors, privacy, and excellent versatility.

With 369 m<sup>2</sup> of built area, private swimming pool, expansive terraces, and multiple en-suite bedrooms, this is a superb opportunity to purchase a luxury villa in one of the most desirable areas of the Costa Blanca North.

**Property Highlights** Independent traditional Mediterranean villa Prime location in La Sella, Pedreguer 1,699 m<sup>2</sup> private plot 369 m<sup>2</sup> built area Spectacular sea, golf, and Montgó views Private swimming pool Spacious open-plan living areas 4 en-suite bedrooms Centralised air conditioning throughout Possibility to create independent guest apartment Large garage Ample parking by the main entrance Built in 2003 Peaceful and private setting Spacious Open-Plan Living with Panoramic Views The main floor has been designed to maximise natural light and the stunning surrounding scenery. A spacious open-concept kitchen, living, and dining area creates a welcoming atmosphere ideal for both everyday living and entertaining guests.

Large windows and direct access to the terraces seamlessly connect the indoor and outdoor spaces,



allowing you to fully enjoy the Mediterranean lifestyle and breathtaking open views.

This level also features:

Two spacious double bedrooms with en-suite bathrooms Guest bathroom Charming interior patio Multiple sun terraces overlooking the golf course and sea Exclusive Master Suite with Private Terrace Occupying the entire upper floor, the impressive master suite offers complete privacy and stunning elevated views.

The suite includes:

Spacious en-suite bathroom Fitted wardrobes Private terrace and balcony Panoramic views towards the Mediterranean Sea, La Sella Golf, and Montgó mountain This private upper-level retreat perfectly captures the essence of luxury living on the Costa Blanca.

Lower Ground Floor with Guest Apartment Potential The lower ground floor adds further flexibility to the property and currently comprises:

Large private garage Additional en-suite guest room Space to create an extra bedroom Potential for a fully independent apartment Ideal for guests, extended family, or rental accommodation.

Outdoor Areas & Private Swimming Pool The beautifully positioned outdoor spaces are designed to take full advantage of the villa's privileged setting and year-round sunshine.

Features include:

Private swimming pool Spacious terraces Mature Mediterranean surroundings Open panoramic views Ample parking area near the main entrance The property offers excellent privacy while remaining close to golf, beaches, restaurants, and all amenities.

Prime Location in La Sella, Costa Blanca North La Sella is one of the most prestigious residential and golf communities on the Costa Blanca, known for its peaceful environment, natural beauty, and excellent infrastructure.

The villa enjoys easy access to:

La Sella Golf Resort Beaches of Dénia and Jávea Restaurants and local amenities International schools Alicante and Valencia airports Luxury Villa for Sale in La Sella, Pedreguer A rare opportunity to acquire a character-filled luxury villa with sea views, golf views, and exceptional outdoor living areas in one of the Costa Blanca's most desirable residential locations.

Contact us today for further information or to arrange a private viewing.

Breakdown of costs according to Real Estate regulations:

Net Sales Price: as stated above

ITP: 9%

Notary and registration: approx. €2,500

Real estate commission: included in the price

## **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	369 τ.μ
Μέγεθος αυλής:	1699 τ.μ

## **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

BC25-89247

