



## listing



### Agent Info

Name: Select Villas of Moraira  
 Company Name:  
 Country: Spain  
 Experience since: 2006  
 Service Type: Selling a Property, Buying a Property  
 Specialties: Buyer's Agent  
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 Languages: Dutch, English, French, Russian, Spanish  
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### Listing details

Property for: Sale  
 Price: EUR 1,250,000

#### Location

Country: Spain  
 Address: La Lluca  
 Posted: Sep 26, 2025

#### Description:

Stunning 4 bedroom villa with additional Guest Accommodation in La Lluca, Jávea, near the golf club. If you love having everything within easy reach, this beautifully renovated villa in La Lluca offers space, flexibility and superb outdoor living in one of Jávea's most established residential areas. With four bedrooms in the main house and a separate two-bedroom guest level, there is room for extended family, visiting friends or even a work-from-home setup. The generous terraces, private pool and landscaped gardens create the perfect setting for relaxed afternoons, family gatherings and long summer evenings. Jávea Golf Club and local restaurants are just a short stroll away, and the Old Town, Port and Arenal beach are all within a short drive. A spacious, move-in ready home designed for easy Mediterranean living.

ACCOMMODATION: Hallway, Open Plan Lounge and Dining room, Seperate Kitchen, Two Double Bedrooms one with En-suite, Single Bedroom currently used as office, Family Bathroom, Master Bedroom with Walk in Wardrobe and En-Suite Bathroom, Outside Lower level is Guest Accommodation, Two Bedrooms, Living room with Kitchen, Bathroom, Bodega and Storage Space

OUTSIDE: Front and Side Driveways, Terraces, Landscaped Gardens, Summer Naya, Pergola, Swimming Pool, Pool pump room



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## FULL DETAILS

This spacious family villa for sale in Jávea is set on a large corner plot, offering privacy and tranquillity with no overlooking neighbours, thanks to its position opposite a green zone. With the convenience of two street access points—both secured with gated entries—the property has two spacious driveways with ample parking for up to four vehicles and video intercom for security.

Inside, a generous Tosca stone entryway leads to the main hallway. To the right, a beautifully styled kitchen with beamed ceilings features traditional tiling and modern amenities, including a gas hob, extractor fan, oven, dishwasher, and a large fridge-freezer with an ice and water dispenser. Ample base units and built-in cupboards provide excellent storage options.

The heart of the home is the expansive open-plan lounge and dining area, where stunning original Tosca archways, beamed ceilings, and a feature fireplace create a warm and inviting atmosphere. Sliding glass doors allow natural light to flood the space and provide direct access to the gardens and an elevated BBQ area, perfect for al-fresco dining. Off the lounge, a charming glass-curtain summer Naya overlooks the pool and terrace. The glass curtains can be fully opened, seamlessly blending indoor and outdoor living. Equipped with hot and cold air conditioning, this versatile space can be enjoyed year-round for entertaining or relaxation.

At the rear of the property, the bedrooms offer peaceful retreats. One double bedroom overlooks the garden and features stairs leading to a cozy loft space, ideal for additional storage or conversion into a retreat or creative space, there is also skylight providing abundant natural light. The second double bedroom, complete with fitted wardrobes, has an en-suite bathroom that can also be accessed from the hallway, via a "jack and Jill" door which provides extra flexibility. The bathroom features a large step-in shower and a built-in vanity unit. A third single bedroom, currently used as a stylish office, overlooks the pool and can be used as a bedroom, work area or hobby room.

The 4th bedroom is the spacious master bedroom and is a real highlight and enjoys views of the gardens. It has traditional wooden window shutters that create a bright and airy feel and floods the room with natural light. The en-suite bathroom includes a deep bath with a shower, built-in shelving, and a vanity unit. A wonderful walk-in wardrobe provides ample storage for all your clothes and accessories, and hot and cold air conditioning ensures year-round comfort.

Between 2018 and 2023, the property underwent significant renovations, including new plumbing, drainage, and an upgraded kitchen. Gas central heating and additional air-conditioning provide a comfortable living environment in every season.

Outside, the villa's beautifully landscaped gardens and outdoor spaces make the most of the Mediterranean climate. Steps from the Naya lead down to the impressive kidney-shaped swimming pool, surrounded by an extensive sunbathing terrace. A pergola with day beds offers a shaded retreat, while a pebbled area with wooden planks leads to a beamed and bamboo-covered Naya—perfect for outdoor dining. With electrical points already installed, there is excellent potential to create a dream summer kitchen. Various chill-out spots are nestled amongst fruit trees, palms, and Mediterranean shrubs, creating a wonderful calming oasis.

On the lower level, facing the swimming pool, a separate guest house with its own ornate wood and glass



door entrance opens into spacious open-plan rooms. It includes a kitchenette, living area, bedroom with fitted wardrobes, and a bathroom with a walk-in shower. Two additional large storage spaces provide excellent versatility—one purpose-built as a wine bodega and the other as a utility room with a washing machine. With multiple large spaces, there is fantastic potential for further conversion, offering flexibility for guests or extended family.

This beautifully updated villa, with its generous plot and traditional character, is perfect for families and entertaining. The open valley views and glimpses of Montgó add to the sense of serenity. Large enough for year-round living, it would also make an exceptional holiday retreat. Golf enthusiasts will love the proximity to Jávea Golf Club, while Jávea's historic old town, vibrant port, and stunning beaches are just a short drive away.

To truly appreciate the charm and space this villa offers, you need to visit it in person, Contact us today to arrange a viewing.

### **Common**

Bedrooms:	6
Bathrooms:	3
Finished sq. ft.:	340 sq m
Lot Size:	2000 sq m

### **Building details**

Outdoor Amenities:	Pool
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: ID03743J

