



## listing



### Emlakçı Bilgisi

|                   |   |
|-------------------|---|
| İsim:             | BoCasa  |
| Şirket Adı:       |   |
| Ülke:             | Spain   |
| Experience since: |   |
| Hizmet tipi:      | Selling a Property                                |
| Specialties:      | Buyer's Agent, Listing Agent                      |
| Property Type:    | Apartments, Houses, Other                         |
| Telefon:          | +34 (637) 148-358                                 |
| Languages:        | Dutch, English                                    |
| Web sitesi:       | <a href="https://bocasa.nl">https://bocasa.nl</a> |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 990,669.31 |

### Konum

|             |            |
|-------------|------------|
| Ülke:       | Spain      |
| Adres:      | Old Town   |
| Yayınlandı: | 15.04.2026 |
| Açıklama:   |            |

Located just 180 metres from the historic centre of Jávea / Xàbia, this substantial detached villa offers an exceptional opportunity to own a spacious home within walking distance of the town's bars, restaurants and local amenities, including the area surrounding the Parròquia de Sant Bertomeu.

The property is also ideally positioned just 2.4 km from the port and 3.6 km from Playa del Arenal, providing easy access to both the coastline and the traditional charm of the old town.

Accessed via motorised gates, the villa opens onto a large driveway with ample parking and direct access to the main entrance, as well as to the garage areas located beneath the property. Inside, the home opens into a spacious entrance hall featuring a striking staircase leading to the upper floor, where a galleried landing connects the additional accommodation.

The ground floor offers generous living space, including a large covered naya spanning the full width of the house, with six sets of double doors that can be opened to create a seamless indoor-outdoor living environment. From here, a wraparound balcony extends across the front of the property and connects to a large side terrace.

Also on this level is an independent lounge, a modern fully equipped kitchen, a separate dining room, WC, and two bedrooms, including a master bedroom with ensuite bathroom.

The upper floor comprises a further three double bedrooms and a large family bathroom, making the property ideal for larger families or those requiring additional guest accommodation.

Externally, the lower level of the property includes extensive garage and storage space totalling



approximately 109 m<sup>2</sup>. This area provides parking for many vehicles and offers excellent potential for use as a workshop, storage facility or even a business space, subject to requirements and permissions.

The garden is designed for low maintenance and offers sufficient space for the construction of a private swimming pool, allowing future owners to further enhance the outdoor living experience.

This property represents a rare opportunity to acquire a large villa within walking distance of Jávea Old Town, combining space, flexibility and strong potential in one of the most desirable areas of the Costa Blanca.

## Genel Bilgiler

|                   |         |
|-------------------|---------|
| Yatak odası:      | 5       |
| Banyo:            | 3       |
| Bitmiş metrekare: | 310 m2  |
| Arazi Büyüklüğü:  | 1261 m2 |

## Energy efficiency

|                     |   |
|---------------------|---|
| Energy Consumption: | D |
|---------------------|---|

## Lease terms

Date Available:

## Contact information

|           |            |
|-----------|------------|
| IMLIX ID: | BC19-61179 |
|-----------|------------|

