



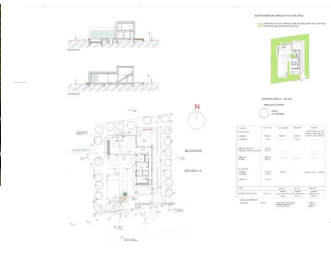
REF: # 10882

JAVEA



#### INFO

PRICE:	1.150.000 €
PROPERTY TYPE:	Villa
CITY:	Javea
BEDROOMS:	3
Bathrooms:	3
Build ( m2 ):	200
Plot ( m2 ):	1.001
Terrace ( m2 ):	-
Year:	-
Floor:	-
Old price	-



#### DESCRIPTION

NEW BUILD MODERN VILLA IN JAVEA Modern New Build villa in a quiet area of Jávea. This beautiful project of stone finishes, has 2 floors that are connected with a modern internal staircase. The ground floor has 2 bedrooms with en-suite bathrooms, a kitchen, a living-dining room, a utility room and a toilet. The kitchen is fully equipped and is open to the living room. Sliding glass doors give direct access to a large terrace and the pool. The upper floor contains another bedroom with a bathroom. The house has air conditioning and underfloor heating. It has an automatic entrance door with an independent pedestrian entrance. On the same level as the main house is the pool. Includes garden to be customized by the client. Javea (Xabia) is a town in Alicante belonging to the Valencian Community. Located on the Costa Blanca, it is 92 km from Alicante and 105 km from Valencia. Located between two capes (La Nao and San Antonio) is bathed by the waters of the Mediterranean Sea and sheltered from the continental winds by the mountainous barrier of Montgó. It has, therefore, a contrasting landscape: coast, mountains and inland orchards and vineyards. Javea has been a town traditionally

dedicated to trade and fishing, but the variety of landscapes it offers, together with its mild climate throughout the year and its careful urban planning have made it one of the most important tourist spots in the Valencian Community, all without losing the charm of the Mediterranean fishing villages. Javea (Xabia) is located 92 km from Alicante.



**VIEWS**

- Panoramic views

**GARDEN AND  
TERRACES**

- Open terrace
- Private garden

**EXTRA**

- Reinforced door

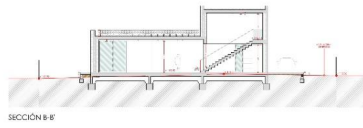
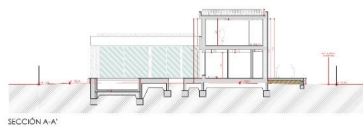






# JUSTIFICACIÓN DEL ARTÍCULO 10.5.3 DEL PGOU

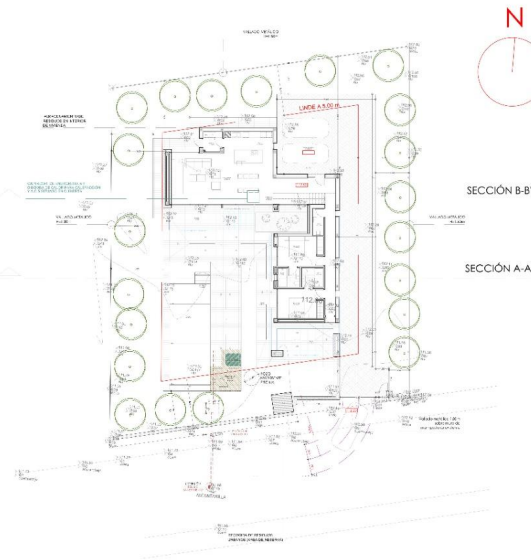
SUPERFICIE TOTAL DE LA PARCELA LIBRE DE EDIFICACIÓN = 50% de 1001,34m<sup>2</sup>  
 SUPERFICIE LIBRE EN PROYECTO = 500,67m<sup>2</sup>



SUPERFICIE PARCELA = 1001,34 m<sup>2</sup>

ARBOLADO A PLANTAR

PIÑOS  
 (21 UNIDADES)



Usos	Construcción	Construcción	Ocupación	Volumen
PLANTA BAJA				11,40 m <sup>2</sup> x 5,80 m = 66,12 m <sup>3</sup>
VIVIENDA	50,80 m <sup>2</sup>	150,80 m <sup>2</sup>	150,80 m <sup>2</sup>	89,00 m <sup>2</sup> x 3,80 m = 338,12 m <sup>3</sup>
VOLADIZOS	4,39 m <sup>2</sup>		4,39 m <sup>2</sup>	46,50 m <sup>2</sup> x 3,20 m = 148,80 m <sup>3</sup>
PERGOLA ACCESO	19,98 m <sup>2</sup>			
PERGOLA SALON-COMEDOR	26,27 m <sup>2</sup>			
TERRAZAS	150,65 m <sup>2</sup>			
PISCINA	48,20 m <sup>2</sup>			
PLANTA ALTA				
VIVIENDA	61,34 m <sup>2</sup>	45,24 m <sup>2</sup>		47,40 m <sup>2</sup> x 5,40 m = 255,96 m <sup>3</sup>
VOLADIZO	5,75 m <sup>2</sup>			
TERRAZAS	21,45 m <sup>2</sup>			
TOTAL		250,04 m <sup>2</sup>	201,74 m <sup>2</sup>	595,16 m <sup>3</sup>
SUPERFICIE PARCELA	1001,34 m <sup>2</sup>	250,04 m <sup>2</sup>	201,74 m <sup>2</sup>	595,16 m <sup>3</sup>

ACASOS EXTERIORES	Construcción	Construcción	Ocupación	Volumen
200,04 m <sup>2</sup>	200,04 m <sup>2</sup>	200,04 m <sup>2</sup>	200,04 m <sup>2</sup>	200,04 m <sup>2</sup> x 3,20 m = 640,13 m <sup>3</sup>









***"OUR EXPERIENCE IS YOUR GUARANTEE"***