

**3 bedroom Villa for sale in Javea (Las Laderas)**

**749,000**

Ref: 693991







## Particulars

- 3 bedrooms
- 2 bathrooms
- 256 m<sup>2</sup> build
- 1003 m<sup>2</sup> plot

## Property Description

Located in the desirable neighborhood of Las Laderas in Jávea, this beautiful villa combines modern comfort with Mediterranean charm. Set on a flat plot of 1,003 m<sup>2</sup>, the 256 m<sup>2</sup> property is designed for luxurious living.

The villa features a spacious naya with stunning views, perfect for relaxation. Inside, the ground floor includes two bedrooms, a bathroom, a cozy living room, a dining room, and a fully-equipped kitchen. The master bedroom, located on the first floor, has an en-suite bathroom and a south-facing balcony.

An external studio with sliding doors provides a versatile space for a practice room, office, or creative studio. Outdoor amenities include an outdoor kitchen, a toilet, and a large 10 x 5 m swimming pool, ideal for entertaining. The property also boasts a carport, a spacious underbuilt area, and a mature, low-maintenance Mediterranean garden.

Recently updated, the villa is equipped with 16 solar panels (6.2 kW capacity), A+++ air conditioning in all rooms, and a wood-burning fireplace. Built in 2005, this home is within walking distance of the new International Primary School XIC, opening in September.

This villa in Las Laderas offers a perfect blend of elegance and practicality in a family-friendly neighborhood. Contact us today to schedule a viewing.

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