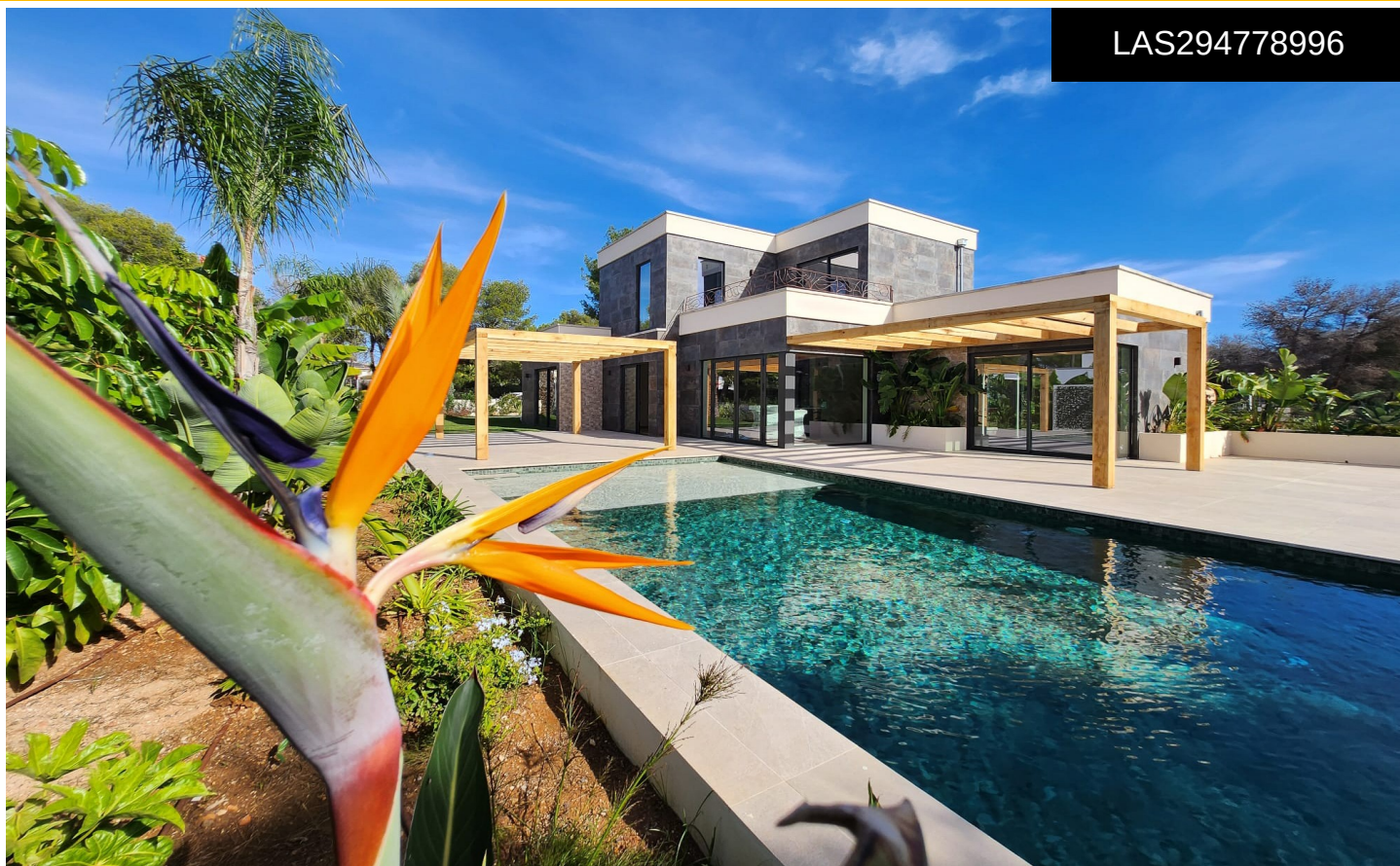


LAS294778996



## Villa in Javea / Xabia

€1,749,000



3



3



476m<sup>2</sup>



1,023m<sup>2</sup>



Located within the prestigious La Guardia Park urbanisation in J  vea, this exceptional A++ rated villa masterfully blends refined luxury with cutting-edge energy efficiency. Situated on a generous 1,015 m<sup>2</sup> south-facing plot, the property enjoys an enviable location just minutes from the iconic beaches of Portitxol and Granadella, as well as J  vea's vibrant leisure and dining spots. Crafted using innovative materials and equipped with state-of-the-art insulation and air-tight systems, the villa delivers near-zero energy consumption offering sustainable living without compromising comfort or style. Boasting a built area of 476 m<sup>2</sup>, the home features three spacious bedrooms, four sleek bathrooms, and a stunning open-concept living area that flows seamlessly onto a vast 212 m<sup>2</sup> terrace. (Ask for