



**Bedrooms: 5**  
**Bathrooms: 3**  
**Build: 306m<sup>2</sup>**  
**Plot: 975m<sup>2</sup>**

- ✓ air conditioning hot and Cold
- ✓ barbecue
- ✓ chimney
- ✓ construction year: 1980
- ✓ covered terrace
- ✓ Garage
- ✓ open terrace
- ✓ outdoor shower
- ✓ storage room

Welcome to this exquisite villa nestled in the serene area of Balcon Al Mar in Javea. This stunning property presents a unique opportunity for both investors and those in search of an exclusive retreat. The villa enjoys proximity to pristine beaches, upscale cliffside dining establishments, convenient supermarkets, and even a tennis court. The surrounding area is also renowned for its captivating viewpoints, showcasing panoramic views of the picturesque Mediterranean sea. Situated on a private dead-end road, this villa stands as a beacon of tranquility. With just four houses in this secluded enclave, privacy is assured. The spacious south-facing terrace bathes in sunlight throughout the day, making it an idyllic spot for relaxation and outdoor dining. The property's unique selling point lies in the boundless privacy it offers, with a lush green zone providing a serene backdrop and the soothing sounds of nature as your only companions. Step inside, and you'll be greeted by the living and dining area characterized by lofty vaulted ceilings, creating an inviting and expansive ambiance. A fireplace adds a touch of warmth and charm. Notably, the villa features two terraces - one facing south, and another to the north, offering breathtaking vistas of the Montgo in the distance. The upper level houses two well-appointed bathrooms and a generously sized bedroom with