Sun Team Property

VILLA IN JAVEA

Jávea · Ref. MLSC3808333

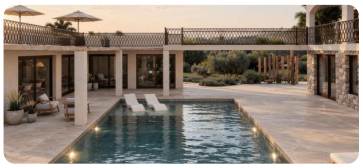
TILL SALU

2.490.000 €



















5 Sovrum

7 Badrum

500 m² Byggd yta

2000 m² Tomt

FAKTA OM BOSTADEN

Kust	Costa Blanca North
Avstånd till havet (fågelvägen)	4 km

BESKRIVNING

*Finca Monteluz — Jávea, Costa Blanca*Five bedrooms, separate pool house, 2,000 m² plot. Fully renovated 2026.Set on a quiet cul-de-sac above Jávea with an open view of the southern face of the Montgó, Finca Monteluz combines Mediterranean character with Northern European build standards. The original structure and its arcades remain;
everything else is new. Wiring, plumbing, insulation, floors, windows and pool have all been replaced, and architecture, kitchens, bathrooms and joinery follow one single design specification.The house is
orientated south-west, so the terraces hold the sun from midday through to sunset.

EGENSKAPER

Luftkonditionering · Möblerad · Garage · Trädgård · Parkering · Pool

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BESKRIVNING

At the heart of it is the naya — a covered terrace with beamed ceiling, travertine floor and ceiling fans, open to the sun and sheltered from the north wind by the house itself, making it usable year round. Two living rooms sit on two levels: the upper one opens onto the naya, the lower one steps straight out onto the pool terrace and can be closed off as a self-contained guest level. Finishes throughout are travertine, lime plaster, natural stone, bronze window profiles, solid timber and marble.Behind the familiar facade comes an entirely new technical foundation. The house becomes fully electric, with a heat pump, water-based underfloor heating and a climate and ventilation system on every floor. The electrical installation is renewed in full, as is the pipework: flexible water lines instead of copper, hot and cold, insulated along their entire run.The facade is engineered to match: 8 cm of external wall insulation on a 20 cm concrete wall, completed on the inside with mineral wool and a lining wall. Aluminium window frames with insulating double safety glazing seal the exterior. The objective is an A energy rating.At the far end of the pool, a separate pool house is fully equipped in its own right: summer kitchen with grill, bar in handmade tile, wood-fired pizza oven, sauna and hammam. The 2,000 m² plot holds an established Mediterranean garden with a mature olive tree and palms, and parking for seven vehicles between the enclosed garage and covered carport.*At a glance*• 5 bedrooms · 5 bathrooms · 3 guest WCs• 2 living rooms, one with direct pool access• Open kitchen with marble worktop and island, dining area• Covered naya for dining and lounging• Pool house: bar, summer kitchen, pizza oven, sauna, hammam• External SATE insulation to the full envelope, energy label A targeted• Underfloor heating throughout, air conditioning with per-room control• 2,000 m² plot, cul-de-sac, no through traffic, Montgó views• Garage, carport, parking for 7 vehiclesViewings by appointment. Floor plans, energy certificate, cadastral extract and the full material schedule available on request.