

## 4 bedroom Townhouse for sale in Xàbia/Javea, Alicante

595,000€



























5 Real Estate are pleased to present this outstanding 4 bedroom 2 bathroom townhouse in Javea. It comes with a private garden as well as a garage. It is set in a large community that has a gym, 2 outdoor swimming pools, a sauna, paddle tennis and indoor swimming pool. You are within walking distance to all amenities including the beach. The house is situated just 6 min walking distance to the Port and Montañar beach area. There is public park with childrens climbing frames and adult exercises equipment at the back of the development. This property also boosts walking distance to the local primary and secondary schools, 5 min walking distance to supermarkets and 15 min walking distance to the Pueblo.

As you enter this property immediately to the right is the first bedroom that is currently being used as an office and a single bedroom. Opposite the fully fitted separate kitchen that is a fantastic size and has a large window at one end. Coming into the large living and dining room that has floor to ceiling glass doors which opens onto the large terrace that has steps down into the private garden. The private patio garden has direct access to the communal garden and outdoor swimming pools.

Upstairs there are 3 double size bedrooms that all have fitted wardrobes with fitted A/C that has both hot and cold. The property also benefits from underfloor heating. The master bedroom has an ensuite bathroom with a walk in shower and a small terrace with views of the Montgo. The property also has a roof terrace on both sides of the house, one side currently converted into a laundry room. On the bottom floor is the access to the large private enclosed garage that can fit up to 2 cars and also has an electric point to charge the car and also an extra storage room and snug room with fitted storage.

The CCTV cameras are operating in the communal area 24/7 and there is a caretaker for the urbanisation

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|---|---|--|
|  4 bedrooms             |  3 bathrooms                   |  305m <sup>2</sup> Build size |
|  Swimming Pool          |  Community Fees (Annual): 1300 |  Local Tax (Annual): 670      |
|  Furniture Negotiable   |  Private parking               |  Fully Fitted Kitchen         |
|  Separate Kitchen       |  Private Solarium              |  Pool                         |
|  Proximity: Airport     |  Proximity: Mountain           |  Proximity: Beach             |
|  Proximity: Golf course |  Terrace                       |  Garage                       |
|  Heating                |  Garden                        |  Washing machine              |
|  Dishwashing machine    |  Garden                        |  Air conditioning             |



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