



# ALDEMAR

## New build villas close to sea // Javea

Reference Number

ESCB1097



Property Type

**New Build**

Plot Size

**1000m<sup>2</sup>**

Construct Surface

**161m<sup>2</sup>**

Bedroom

**3**

Bathroom

**2**

Views

**Open**

Private Swimming Pool

**1**

Energy Rating

**In progress**

Lifestyle

**Sea**

Property Status

**For Sale**

Price (EUR)

**610,000**

### Property Description

Model Aitana is a stunning new build villa project, one of the four types of villas being offered in a new development of twenty-three villas in Javea. The location of this development is quiet and green and yet only a seven minute drive from the beach, shops and restaurants in the Playa Arenal area, a short drive to the wonderful beaches of Platja del Portixol and La Granadella and nearby to a choice of supermarkets. You are able to select the plot of your choice from the 23 available and you are able to completely customize your villa to suit your family and lifestyle. Model Aitana is a contemporary villa, distributed over two floors. The ground floor consists of a spacious living/dining room with sliding doors out to the pool terrace and covered terrace, a separate fully fitted kitchen with breakfast area, a utility room, a guest toilet and a large 58.5m<sup>2</sup> covered terrace. The first floor consists of two double bedrooms with built-in wardrobes, both sharing a bathroom and a large open terrace, and a master bedroom with en-suite bathroom, built-in wardrobes and a private covered

terrace. The quality of finishing and materials is what you would expect from a company that has been building and developing in Javea since 1984. The villas in this development will have the specification below:- Innovative design- Insulated walls- Porcelain tiles- Open areas with non-slip tiles- Synthetic wooden decking by the pool- Lacquered aluminium double glazed doors and windows- Lacquered aluminium blinds, motorised in the bedrooms- Solar hot water- Central air conditioning- Underfloor heating by highly efficient heat pump- All interior doors and cabinet doors in smooth white lacquer- Quality kitchen including appliances- Quality bathrooms- LED lighting in kitchen and bathrooms- Telephone, data and television connections in kitchen, living room, bedrooms and on the terrace- Home automation system by Wi-Fi- Colour digital entry system- Electrical car gate- LED lighting in pool and garden- Auto irrigation in garden- Prices from 610,000€- For further information please do not hesitate to contact us

## Photos





MODELO MODEL  
**Aitana**

2 Plantas  
3 Dormitorios  
3 Baños

**SUPERFICIES TOTALES**  
TOTAL SURFACES

Sup. Construida Interior  
Living Area  
**160,79 m<sup>2</sup>**  
Sup. Terrazas Cubiertas  
Covered Terrace Area  
**58,50 m<sup>2</sup>**  
Sup. Terrazas Descubiertas  
Uncovered Terrace Area  
**48,47 m<sup>2</sup>**

**SUPERFICIES ÚTILES**  
USEFUL SURFACES

Cocina Kitchen	15,30 m <sup>2</sup>
Tendedero Laundry Room	4,16 m <sup>2</sup>
Salón Comedor Living Dining Room	32,68 m <sup>2</sup>
Recibidor y Pasillo Hall and Corridor	16,68 m <sup>2</sup>
Aseo Toilet	2,97 m <sup>2</sup>
Baño 1 Bathroom 1	5,70 m <sup>2</sup>
Baño 2 Bathroom 2	5,92 m <sup>2</sup>
Dormitorio 1 Bedroom 1	11,41 m <sup>2</sup>
Dormitorio 2 Bedroom 2	13,15 m <sup>2</sup>
Dormitorio 3 Bedroom 3	15,58 m <sup>2</sup>



MODELO MODEL  
**Aitana**

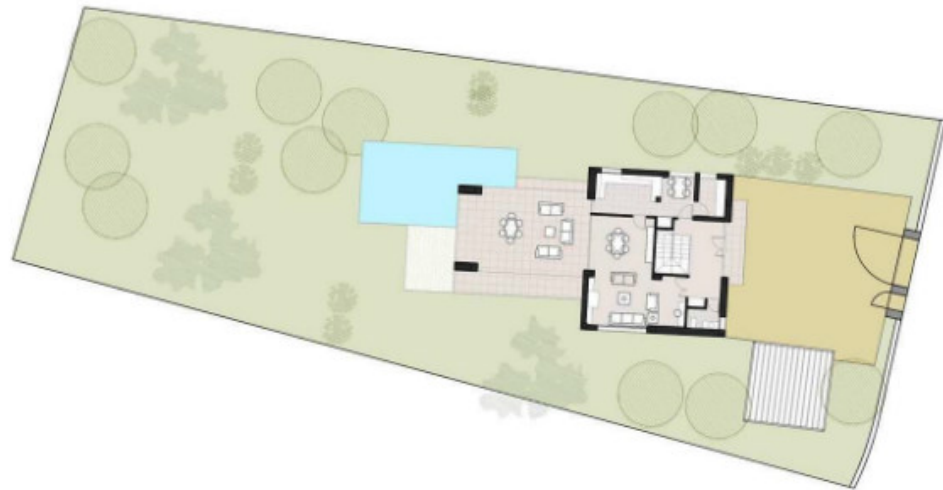
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Ejemplo de implantación en parcela G3 Example setup in plot G3

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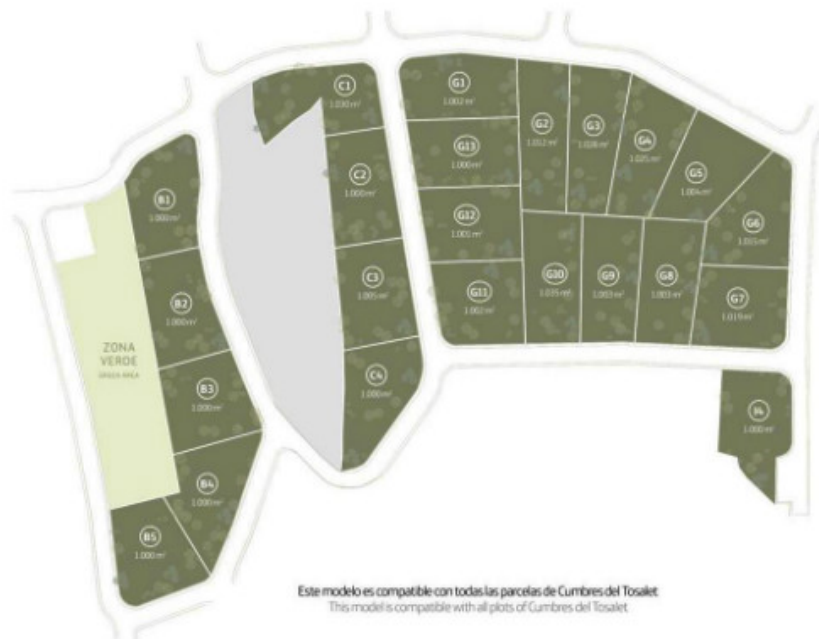
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Este modelo es compatible con todas las parcelas de Cumbres del Tosalet  
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