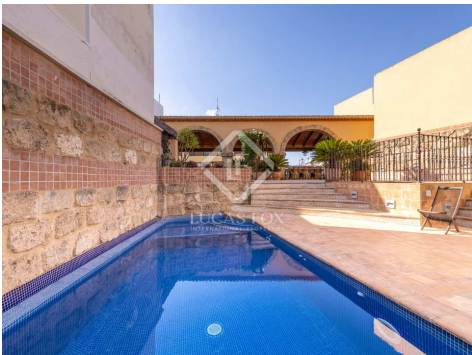


€2,750,000 House / Villa - For sale

## Extraordinary property in the heart of the historic centre.

Spain » Costa Blanca » Jávea » 03730

<b>10</b>	<b>9</b>	<b>1,107m<sup>2</sup></b>	<b>550m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

**A beautifully restored and presented property consisting of many dwellings located in the old town of Jávea with the most superb roof terrace area and views across the Jávea skyline.**

Unique opportunity to purchase the rarest of jewels; over 1,100m<sup>2</sup> of prime located property, in the centre of Jávea's historical centre.

Currently distributed across various properties to include: a charming townhouse, measuring over 500m<sup>2</sup>, private terraces with sea views and swimming pool, 2 commercial units and 2 apartments.

This charming townhouse, complete with superb terraces and swimming pool, 3 arch naya terrace with sea views, and a 5-car garage is a regal estate in itself. The main accommodation can be accessed either via the integrated garage, or at street level, which offers convenient access to the local markets and restaurants on foot, and to arrive comfortably by car.

The living space is distributed predominately over 3 levels with lift shaft space available to offer private elevator access between them. There is a wide reception hall, historically used for carts and animals to enter, a private office space, incredibly spacious reception room, with two seating areas and dining area, all of which flows wonderfully on to the vast terraces to the southern aspect of the property, and which also has convenient access to the kitchen and utility space.

The incredibly private terraces are a stellar element to this home, offering comfortable outdoor dining and seating areas to enjoy throughout the year. The sheltered courtyard, with mature bitter orange trees provides a warm, sunny spot in winter, and the 3-arch naya terrace, built using the original tosca arches, offers a huge dining area, and cosy seating area, with views across the Jávea skyline to the sea and enjoys the cool, southern breeze in summer. The terraces surround a superb swimming pool, with counter current for exercise and natural stone and terracotta feature wall. For guests, there is a dressing room adjacent to the swimming pool, with showers, WC and changing area, plus a separate laundry room and hidden drying terrace to ensure that guests have every commodity available to them.



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Terrace, Swimming Pool, Garden, Private garage, Lift, Period features, Period Building, Marble flooring, Parking, Views, Utility room, Storage room, Renovated, Heating, Fireplace, Equipped Kitchen, Chill out area, Built-in wardrobes

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The first floor of this property consists of the family accommodation, with three double bedrooms, and two bathrooms, including a majestic master suite with bedroom, dressing room, bathroom, sitting room, and access to a wonderful covered terrace complete with wooden decking, and which overlooks the terraces. There is a second family bathroom also on this level for the rest of the family.

The second level of this property could be made entirely independent as it benefits from a private street access, including garage space for a motorbike. This area would have historically been used as the "Cambra", the attic space where farming instruments were stored and the grapes were dried. It has been wonderfully converted into a double height open area, with feature rounded windows, living and dining areas, balcony, bedroom, bathroom and kitchen, plus a wonderful open-plan area with access to an office space and small second bedroom.

The property benefits throughout from high ceilings with beam and barrel feature, the use of local traditional materials such as the tosca stone walls and arches, and marble floors. The rooms are spacious and retain the heat and the cool, depending on the season, due to the incredible solidity of the walls and the oil-fired central heating.

For keen investors who appreciate charming and characterful properties, or anyone looking for additional space; also available to purchase are two independent apartments which can be integrated into the main house. There is a 3-bedroom 2 bathroom apartment and a 2-bedroom, 2 bathroom apartment; each with independent access and private patios. There are also two independent commercial units. Both the apartments and commercial units offer an interesting investment option, with excellent rental yields, and can be purchased conjointly for an additional 550,000 EUR. These properties can be integrated within the main property, or redistributed and sold off independently if required.

In addition to the one-of-a-kind roof terrace, the large garage with huge storage area and parking for various vehicles is an unusual and highly sought-after feature in the heart of the Old Town.

An exceptional and highly unusual townhouse that would be an ideal home for any generation or family size, or also a very interesting investment opportunity with the various separate rental incomes available.

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