



MORAGUESPONS
MEDITERRANEAN HOUSES

Townhouse with Sea Views in Balcón al Mar

BALCÓN AL MAR - PORTICHOL, JÁVEA/XÀBIA - REF. V-1611



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Located in **Balcón al Mar Urbanisation**, one of the most prestigious and established areas of Jávea, in the heart of Cabo de la Nao, this charming townhouse offers true Mediterranean character and truly breathtaking sea views.



Situated in the Halcón apartments, above Cala de la Barra, here the sea is not a detail — it's the main feature. Just 5 minutes by car to Cala Portixol, 15 minutes to Cala Granadella and 12 minutes to Arenal Beach. The area also offers supermarkets, restaurants and all essential services, as well as a tennis club with swimming pool only five minutes away.

THE PROPERTY

The house offers **103 m² built**, distributed over two levels.

On the **main floor**, upon entering, you are welcomed by a bright open-plan living and kitchen area. A warm, practical and Mediterranean-style space. From here you access a balcony with open sea views, where you can even see the Cabo de la Nao lighthouse. This floor also features a full bathroom.

On the **lower level**, there are two bedrooms with direct access to a terrace

€ 445,000

103M² BUILT

30M² PLOT

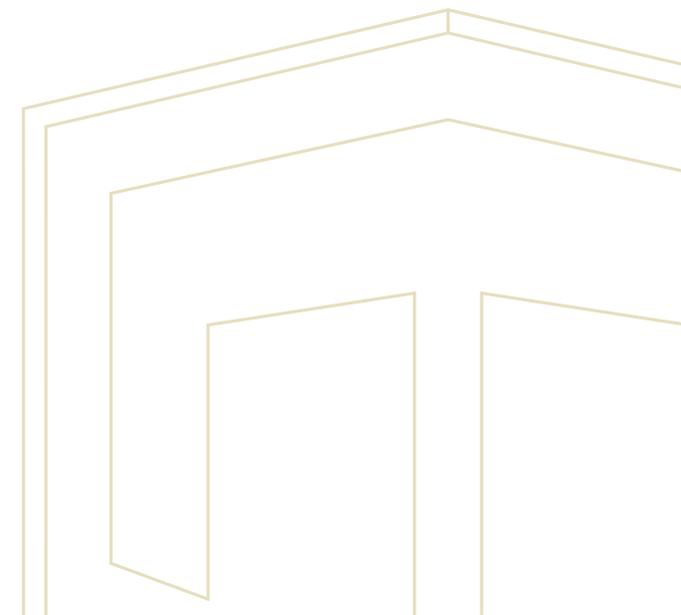
2 ROOMS

2 BATHROOMS

SEA VIEWS

GARDEN

GARAGE





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C/ Avda. Ausias March 13, Local 4,
03730 Jávea, Alicante, Spain

+34 96 579 39 42
+34 634 067 549

info@moraguespons.es
www.moraguespons.es

M-F: 10:00-18:00
S: 10:00-14:00

