



MORAGUESPONS  
MEDITERRANEAN HOUSES

Villa for sale in Balcón al Mar

BALCÓN AL MAR - PORTICHOL, JÁVEA/XÀBIA - REF. V-1489



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There are homes that are simply nice...  
and then there are those that allow you to truly  
disconnect from the world without giving up the  
Mediterranean lifestyle.



Located in **Balcón al Mar, Jávea**, this property offers something increasingly rare:  
**true privacy in a natural setting**, with open views and a subtle glimpse of the sea  
from the pool, the naya and the living room.

The villa sits on a **large plot**, where approximately half of the land remains as a  
natural Mediterranean pine forest. Here, there are no distractions — just nature,  
silence, and the feeling of being completely secluded.

The main house is distributed on one level and features:

- Living-dining room with fireplace
- Naya with open views
- Independent kitchen
- 2 bedrooms and 1 bathroom

From the living room, there is direct access to one of the most special areas of the  
property:

a **spacious terrace with beautiful open views and sea views**, connected to the pool  
area and **barbecue**, creating the perfect space to enjoy outdoor living all year  
round.

Additionally, the property includes several independent areas that add versatility

€ 799,000

187M<sup>2</sup> BUILT

1,939M<sup>2</sup> PLOT

4 ROOMS

3 BATHROOMS

SEA VIEWS

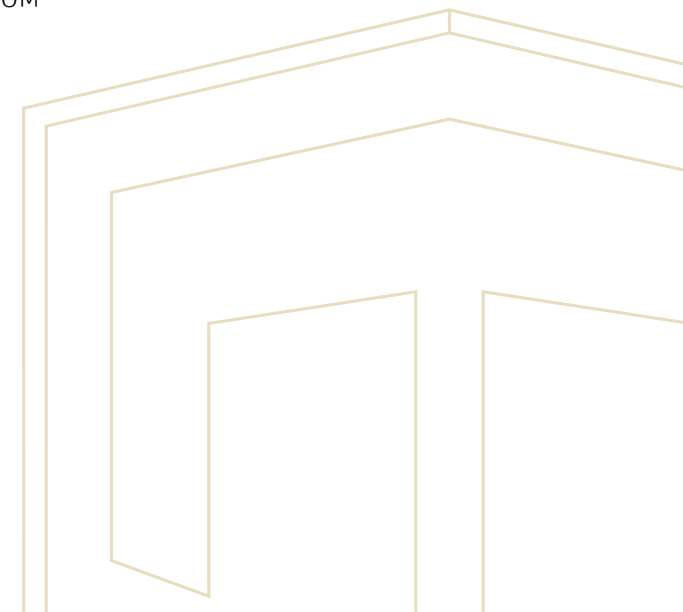
SWIMMING POOL

GARDEN

TERRACE

GARAGE

STORAGE ROOM





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

