

VIMIOS  
PRIVATE REAL ESTATE SEARCH



**VILLA THE CLIFF JAVEA**





This unique and incredible property is built on a flat plot of 2000m<sup>2</sup> facing the sea, with spectacular and open views of the Mediterranean in all its splendor. Ibiza and Formentera can be clearly seen almost every day of the year ...Fresh and Mediterranean in appearance, Villa The Cliff has been designed to carry out everyday life on one floor.

When you wake up, when you cook or when you go to bed, the Mediterranean Sea will always be with you. Upon accessing the property, you will find a large open space for vehicles and a double closed garage with a direct access to the villa. The access has been made by means of tiled concrete tiles in situ and compacted pebble gravel. In addition to the dry stone walls in masonry made with the stone of the land.

The main entrance of the house is double height designed in stone and glass. Upon entering, you will immediately appreciate the wonderful views of the Mediterranean. On this main floor there are three of the spacious bedrooms all en suite with spectacular views and access to the huge terrace of 264 m<sup>2</sup> literally over the sea. At the same time, on this same floor there is a living room, dining room, kitchen, laundry room and ironing area, a covered terrace of 84 m<sup>2</sup> without pillars, open terraces, a swimming pool and a garden

The whole Mediterranean enters the living room, dining room and kitchen, integrating exterior and interior with the covered terrace that houses the dining room and summer lounge. This makes Villa The Cliff not only beautiful, it is also very practical. The wonderful island kitchen has been equipped in detail by Bulthaup (<https://bulthaup.com/es-es/b3/>) ... cooking in this oceanfront kitchen is simply priceless.

And more with direct access without steps to the covered terrace (84 m<sup>2</sup>) and pool where you can enjoy long sunsets in the company of the sound of the waves of the Mediterranean Sea. A huge 108 m<sup>2</sup> heated pool with automatic cover will allow us to enjoy three bathing areas: relaxation / children's area, bathing area and swimming lane. The flat and spacious plot has an extensive area of natural grass and 130 m<sup>2</sup> of natural flooring. In the lower part of the garden there is another chill out area with an open fire to enjoy memorable evenings in front of the sea. In the basement of the house there is a gym with a sauna included and a separate bathroom; and two more rooms en suite.

The gym is designed to practice exercise facing the sea as well as having direct access to the garden to exercise in front of the immense sea with the silhouette of the island of Ibiza on our horizon. The floors are from the Emil brand (the highest quality and Italian design), Laufen toilets, Icónico taps, Freixanet sauna and natural wood flooring in Kährs gym.

The villa is equipped with the latest home automation technologies, photovoltaic solar installation, Vaillant aero therm system, underfloor heating and General AACC with independent thermostats in each room, SATE exterior insulation system, aluminum carpentry with thermal and triple break / quadruple glass (Shucco and Cortizo brands), interior doors from floor to ceiling and a long etc. quality. In addition, from the entrance, the entire ground floor of the house, terrace and pool are accessible with a wheelchair.

It is an efficient villa in all its senses. The Cliff offers an AA energy efficiency rating, thanks to its high-quality construction of insulation, waterproofing, aerothermal and photovoltaic energies ... .. just as it has a photovoltaic installation that generates 6 kW per day when the villa needs 1Kw / m<sup>2</sup> /year. Living in this villa is a pleasure for the senses and for health while respecting the environment.

Villa The Cliff is a villa that perfectly combines beauty, luxury and energy efficiency located in one of the most privileged locations on the Mediterranean coast.

Villa The Cliff is priced at € 4,400,000.

































































