



PONS

Newly built ground floor flat for sale in Jávea  
OLD TOWN CENTER, JÁVEA/XÀBIA - REF. TIME 3



MORAGUESPONS  
MEDITERRANEAN HOUSES

Construction work is expected to start in October 2024, with an estimated construction period of 20 months, after which the plots will be notarised at the notary. This means that you will be able to enjoy your future home in Jávea in June 2026;



The structural qualities inside the houses include flooring made of rectified stone-effect porcelain stoneware throughout the house, exterior joinery made of lacquered aluminium with thermal bridge interruption. Motorised aluminium blinds in the living rooms and bedrooms. Reinforced entrance door. Kitchen units in white laminate with concealed handle, upper and lower units, aluminium skirting board, worktop and front in compact quartz. Induction hob, multifunction oven, microwave, first brand integrated filter group and dishwasher. Reinforced and white lacquered access door to the flat as well as the interior doors, rectified tiles in white ceramic material or in a soft colour, mirror up to the ceiling on the skirting board. Composite resin washbasin. Composite resin showers, thermostatic taps and glass enclosure. Water heating by aerothermal heating, air conditioning with ducting, video intercom, Legrand home automation system.

Hybrid system consisting of air supply via the façade and forced extraction with individual extractors for each flat.

Please feel free to contact us for further information.

128M<sup>2</sup> BUILT

3 ROOMS

2 BATHROOMS

SWIMMING POOL

GARDEN

TERRACE

GARAGE

STORAGE ROOM





MORAGUES



MORAGUES PONS  
MEDITERRANEAN HOUSES





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C/ José de Espronceda nº 12

Jávea



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Ubicación de la vivienda

Housing location



#### CUADRO DE SUPERFICIES

#### TABLE OF AREAS

Superficie Útil Vivienda + Terraza Useful Area + Terrace	114,87 m <sup>2</sup>	
Superficie Construida Vivienda + Terraza Building Plot Area + Terrace	127,96 m <sup>2</sup>	
Superficie Construida + Comunes Building Plot Area + Common Spaces	114,71 m <sup>2</sup>	
HD	Hall acceso - Distribuidor / Access Hall	2,35 m <sup>2</sup>
EC	Estar/ Comedor / Living, Dining Room	33,19 m <sup>2</sup>
C	Cocina / Kitchen	7,12 m <sup>2</sup>
DP	Dormitorio Principal / Master Bedroom	15,00 m <sup>2</sup>
D2	Dormitorio 2 / Bedroom 2	11,14 m <sup>2</sup>
D3	Dormitorio 3 / Bedroom 3	11,15 m <sup>2</sup>
B1	Baño 1 / Bathroom 1	4,00 m <sup>2</sup>
B2	Baño 2 / Bathroom 2	4,40 m <sup>2</sup>
TD	Terraza Descubierta / Open Terrace	22,36 m <sup>2</sup>
G	Galería / Gallery	2,75 m <sup>2</sup>



Vivienda / House:

3

Planta / Floor:

PLANTA BAJA  
GROUND FLOOR

Escala / Scale:

0 1 2 3 4 5 m

\*El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, TIMELESS PROPERTIES se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándolos en todo



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

