



Breathe Taking



**SETTING**  
In the private Rimontgo Situated on the exclusive, Rimontgo area just below the 'Montgo' National Park and green belt area.

**VIEWS**  
Casa Ladera sits under the watchful eye of Montgo, with views over the valley

**OUTDOOR**  
· Private Gardens  
· Citrus Orchard  
· Pool terraces

**PRIVATE FACILITIES**  
· Outdoor Pool 8 x 4 metre  
· Tennis court  
· Large Bar-B-Q area with separate terrace  
· Parking in own grounds for 4 cars

**DISTANCES**  
Nearest Shop: 1km  
Shops: 2km  
Beach: 4km  
Golf: 3km  
Airport: 75km

**BOOKINGS**  
Saturday to Saturday

**PRICES INCLUDE**  
Electricity, gas, mains water, pool maintenance, Weekly laundry service, gardener.

**CAR ESSENTIAL**

#### CASA LADERA - FLOOR PLANS



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yph villas.co.uk  
Your Perfect Holiday



# CASA LADERA

Javea, Costa Blanca, Spain

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Your Perfect Holiday

**Casa Ladera** - Spacious, peaceful, holiday villa located on the pine clad slopes of 'Montgo' boast's its own private tennis court and swimming pool.

#### Casa Ladera - Rimontgo - Javea

The villa is positioned directly below the eye of Montgo: built in the Spanish "Finca" style, the property is mainly on one level, the 2500msq. plot includes parking for 4 cars; gardens run along both front and rear of the villa, with exotic palm and cactus trees, an orchard of orange and lemon trees leads to a full sized tennis court. There is an 8m x 4m swimming pool with large private sun bathing terraces, plus a well-appointed bar-b-q with its own large seating area.

A spacious "Naya" runs along the South facing front of the villa and has traditional "Tosca" arches; this is where you will find a welcoming cool evening breeze, and a place to relax with your favorite glass of Rioja. An entrance from the Naya leads to an "L" shaped lounge/dining room with an open fire for the winter months. At the right end of the lounge area is the master en-suite bedroom; to the left of the dining area is a well equipped, modern kitchen and a further 5 bedrooms, a guest bathroom and a separate, small shower room. All the rooms are tastefully furnished to a high standard.

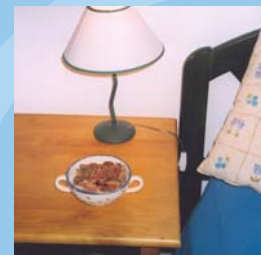
#### Javea - Xabia (pronounced "Havia")

This select, beautiful and well preserved seaside town is ideal for families and lies 75 minutes drive from Alicante or Valencia airport, just off the A7 toll motor way on the Costa Blanca.

Steeped in history, the Montgo mountain overlooks Javea from the North, famous for the cave they call it's "eye". it is said locally: "if you gaze into the eye you will be besotted by the area and will return year after year"

The region is known as the "oasis of Spain" with an abundance of olive groves, almond trees, citrus fruits, vines and pine forests making the area green all year, despite the average 300 days of sunshine.

Javea is a popular holiday resort and the old town has maintained its whitewashed buildings and narrow streets; combined with the nightly fish markets in the port, Javea reflects an unspoilt part of Spain, the long and safe Arenal sandy beach has a promenade fringed with bars and restaurants, at night, craft stalls are set up and there are children's amusements, trampolines etc. Later in the evening some of the bars become discos. There are two superb 18-hole golf courses within 3 km from the villa, the area is magnificent for walking and there is a wide variety of water and other sports available.



#### HOME FEATURES

Colour TV, Video, Sky (satellite decoder card included)  
Dishwasher, Fridge/Freezer, Microwave, Washing machine, Electronic Mobile Radiators, Bedroom Fans, Hair Dryers, Iron, Linen and Bathroom Towels.

Please provide your own Pool /beach towels thankyou

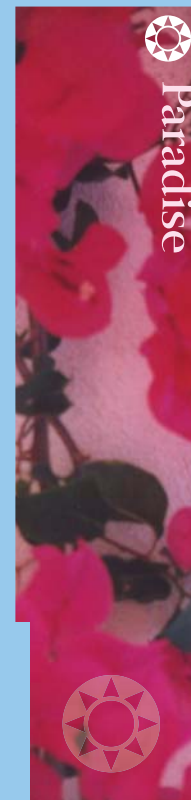


#### THE VILLA

1x King en-suite bedroom  
2x Double Bedrooms  
3x Twin Bedrooms  
1x Guest Bathroom  
1x Guest Shower Room  
Lounge/Dining Room  
Modern, well equipped fitted kitchen  
Naya (covered veranda)



Tranquility



Paradise



Culture



Unwind