

## 4 Cuarto Villa en venta en Denia, Alicante

1.290.000€



Traditional Spanish Villa In Denia - Close To The Beach This beautiful villa is offered for sale in one of the most sought-after areas of Dénia, in the prestigious San Nicolás district. It enjoys a prime location, just a short distance from Las Rotas, Port La Marina de Dénia, and La Marineta Casiana beach. The setting is peaceful and sunny, making it ideal for year-round living. The property offers lovely views of the Montgó and a high level of privacy. The flat plot of 1,060 m<sup>2</sup> features a landscaped garden, several terraces, a large parking area with pergola, an outdoor summer kitchen, and multiple storage spaces. There's also a possibility to build a swimming pool. Facing south, the villa has been recently renovated and is presented in very good condition, ready to move into. With a total built area of 450 m<sup>2</sup>, the property is distributed over three levels, offering great flexibility and the potential to be adapted to up to 6 bedrooms. Several of the existing rooms could also be easily transformed into a home cinema, gym, or other leisure spaces. Main floor: a spacious and bright living-dining room with fireplace, an open-plan fully equipped kitchen with pantry, three double bedrooms, a study, one bathroom, a guest toilet, a laundry area, and a covered terrace ideal for relaxing. Upper floor: master bedroom with en-suite bathroom and access to a large solarium terrace with stunning open views of the Montgó. Lower floor: a professional music recording studio, a large and bright leisure room, and a full bathroom with both shower and bathtub. This level could easily be converted into a self-contained apartment. The property also benefits from a tourist rental licence and is within walking distance to both the beach and the town centre. Additional features include satellite TV, fibre optic internet, a comprehensive alarm system (both indoor and outdoor), security windows, hot and cold air conditioning (split units), and diesel central heating. FOR MORE INFORMATION PLEASE CONTACT US. About Denia, the hill topped castle (Castillo) overlooks the large marina with many boats. This is also where daily ferries leave for the short journey to Ibiza and Mallorca. Around the port area there are many upmarket restaurants, bars and clubs or you can head into town walking around the small streets for a more traditional Spanish cuisine. Dénia enjoys almost 20 km of coastline. To the north, there are beaches of fine sand and shallow waters, such as Les Marines, L'Almadra, Les Deveses, Les Boyetes and els Balmars. To the south lies a series of small coves along

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|  4 dormitorios                            |  4 baños |  450m <sup>2</sup> Tamaño de construcción |
|  1.060m <sup>2</sup> Tamaño de la parcela | <input checked="" type="checkbox"/> BBQ   | <input checked="" type="checkbox"/> Air Conditioning: Yes  |
| <input checked="" type="checkbox"/> Air Conditioning  | <input checked="" type="checkbox"/> Alarm   | <input checked="" type="checkbox"/> Alarm  |
| <input checked="" type="checkbox"/> Balcony   | <input checked="" type="checkbox"/> Barbecue / Summerkitchen                                | <input checked="" type="checkbox"/> Bbq  |
| <input checked="" type="checkbox"/> Beach 1 Km  | <input checked="" type="checkbox"/> Carport   | <input checked="" type="checkbox"/> Close To Amenities   |
| <input checked="" type="checkbox"/> Close To Beach  | <input checked="" type="checkbox"/> Close To Schools  | <input checked="" type="checkbox"/> Close To The Beach   |
| <input checked="" type="checkbox"/> Closed Naya   | <input checked="" type="checkbox"/> Construction Year: 1992                                 | <input checked="" type="checkbox"/> Covered Terrace  |
| <input checked="" type="checkbox"/> Doble Glazing   | <input checked="" type="checkbox"/> Driveway  | <input checked="" type="checkbox"/> Electric Gate  |