

## 4 bedroom Villa for sale in Denia, Alicante

**1,190,000€**







Magnificent luxury home in one of the most privileged areas of Dénia, just minutes from the center, schools, and beaches. Built with high-quality materials, it combines elegance and comfort in a private setting with year-round sunshine.

The home is spread over three floors: on the ground floor, a bright living-dining room with a fireplace and access to a covered terrace next to the garden and pool; a fully equipped separate kitchen; and three double bedrooms with built-in wardrobes and two full bathrooms (one en suite). Upstairs, a large open-plan attic with a balcony and views of the Montgó offers multiple possibilities as an office, hobby room, or additional bedrooms. The basement houses a separate apartment, ideal for guests, with a living room, bedroom, and bathroom.

Outside, a well-kept Mediterranean garden with natural grass, a private pool, a barbecue area, and an outdoor toilet invite you to enjoy the Costa Blanca climate. The fully fenced plot includes parking for several vehicles. The villa has central heating, ducted air conditioning, marble floors, double-glazed exterior carpentry, and an alarm system. Dénia is a vibrant city that combines tradition and modernity. Its marina, Yacht Club, and ferries to the Balearic Islands make it a strategic location, while its historic center, dominated by the castle, reflects its cultural richness. Renowned for its Mediterranean cuisine, declared a Creative City of Gastronomy by UNESCO, it offers an unbeatable quality of life. Furthermore, the Montgó Natural Park and its more than 20 km of coastline with beaches and coves make Dénia a unique place to live or invest.

An exceptional property, perfect for those seeking quality of life, privacy, and proximity to the sea on the Costa Blanca.

- |  |   |  |
|--|---|--|
|  4 bedrooms                    |  3 bathrooms |  404m <sup>2</sup> Build size |
|  1,135m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Alarm  | <input checked="" type="checkbox"/> Automatic gate  | <input checked="" type="checkbox"/> Automatic irrigation   |
| <input checked="" type="checkbox"/> Balcony  | <input checked="" type="checkbox"/> Built-in cabinets   | <input checked="" type="checkbox"/> Central Heating  |
| <input checked="" type="checkbox"/> Double glass   | <input checked="" type="checkbox"/> Electricity   | <input checked="" type="checkbox"/> Garden   |
| <input checked="" type="checkbox"/> Patio  | <input checked="" type="checkbox"/> Pool  | <input checked="" type="checkbox"/> Solarium   |
| <input checked="" type="checkbox"/> Storage  | <input checked="" type="checkbox"/> Substructure  | <input checked="" type="checkbox"/> Terrace  |
| <input checked="" type="checkbox"/> water  |   |  |



Property marketed by Javea Estates

[www.spainpropertyportal.com/](http://www.spainpropertyportal.com/)