





## 3 bedroom Villa for sale in Denia, Alicante

1,263,000€



11 Plots with Projects and licences (ONLY 5 VILLAS LEFT) Walk to the beaches and the beautiful town of Denia Introducing our gated, private and secure residential complex, nestled at the foot of Montgó and conveniently located just 900 meters away from Denia. This exceptional location offers proximity to various amenities such as shopping centers, restaurants, and schools, making it an ideal "urban" haven. You'll have the privilege of accessing all essential services within walking distance. Situated on a flat plot, our complex boasts a southeast orientation, ensuring abundant sunshine throughout the day. Embrace the splendid Mediterranean climate and bask in the warmth of the sun. The breathtaking vistas from the complex provide an expansive view of the Montgó, showcasing its majestic features in all its glory. Whether you're seeking a secure and private residence or a vibrant urban lifestyle, our project offers the perfect blend of both. Experience the tranquility of a gated community while enjoying the convenience of nearby amenities and the beauty of the surrounding natural landscape. Work has started on these luxury villas with the qualities and finishes are up to your requirements, providing maximum comfort and convenience. The concept is based on the same design lines and materials that blend in with their surroundings in an organic way. All the homes have a private swimming pool and garden area. PARCELAS M<sup>2</sup> TOTAL VENTA N° 1 - (811,5 m<sup>2</sup>) 1.305.500,00€ N° 2 - (705,7 m<sup>2</sup>) 1.290.000,00€ SOLD N° 3 - (700,5 m<sup>2</sup>) 1.290.000,00€ SOLD N° 4 - (700,5 m<sup>2</sup>) 1.290.000,00€ SOLD N° 5 - (637,9 m<sup>2</sup>) 1.222.500,00€ N° 6 - (930,8 m<sup>2</sup>) 1.362.600,00€ N° 7 - (716,7 m<sup>2</sup>) 1.260.200,00€ N° 8 - (693,2 m<sup>2</sup>) 1.247.500,00€ N° 9 - (700,3 m<sup>2</sup>) 1.247.500,00€ N° 10 - (690 m<sup>2</sup>) 1.247.500,00€ N° 11 - (716,3 m<sup>2</sup>) 1.250.000€ For more information, floor plans and brochure please contact us here at Xcellence Location 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 Majorca. 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'Almadrava, Les Deveses, Les Bovetes and els Palmars. To the south lies a series of small coves along the rocky coast, known as Les Bates, which is a paradise for fishermen and

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|  3 bedrooms                  |  4 bathrooms |  240m <sup>2</sup> Build size |
|  930m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Garden   |
| <input checked="" type="checkbox"/> Terrace: Yes   | <input checked="" type="checkbox"/> Air Conditioning: Yes                                       | <input checked="" type="checkbox"/> Air Conditioning   |
| <input checked="" type="checkbox"/> Central Heating  | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Swimming Pool  |
| <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> View: Panoramic Views                                       |  |