















## 4 sovrum Villa till salu i Denia, Alicante

1.295.000€



Modern villa with sea and Montgó views in Dénia This modern villa is set in a quiet and exclusive residential area on the Montgó in Dénia, recently completed and designed for those looking for comfort, privacy and a relaxed Mediterranean lifestyle. The property sits on a large landscaped plot of over 1,400 m<sup>2</sup> with a south-facing orientation, ensuring sunshine throughout the day, and offers open views of the Montgó, while from the upper floor there are also views of the sea and the town. With 263 m<sup>2</sup> built, the villa is distributed over three levels and offers a practical and comfortable layout suited for both daily living and holidays. The outdoor areas are ideal for enjoying the climate, featuring a heated saltwater swimming pool, a mix of sunny and shaded terraces, an outdoor kitchen area and a guest toilet, all surrounded by a Mediterranean-style garden with fruit trees and automatic irrigation that provides privacy and is easy to maintain. Inside, the villa feels bright and modern, with an open-plan living and dining area that connects seamlessly to the terraces through large windows, and a fully equipped kitchen designed for everyday use. The property offers four bedrooms and three bathrooms in total, with the main bedroom enjoying open views, while the lower level includes a spacious basement currently used as a gym and leisure area, with the possibility to convert it into a guest studio if required. The house is built for year-round comfort, with efficient heating and cooling systems, underfloor heating, solar panels, mechanical ventilation, electric sun protection, a full security system and a charging point for an electric car. The villa is sold fully furnished and equipped, including furniture, kitchen items, bed linen and towels, making it ready to move into without any additional work. Located on the Montgó, close to nature yet only a short drive from the town centre, marina and beaches, the property is also near restaurants, shops and everyday services, and the area is ideal for walking, cycling and enjoying outdoor activities all year round, making this a comfortable and easy-to-live-in modern home in one of the most desirable areas of Dénia. Contact us for more information. ABOUT DÉNIA 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

- |  |  |  |
|--|--|--|
|  4 sovrum                        |  3 badrum             |  263m <sup>2</sup> Bygg storlek |
|  1.434m <sup>2</sup> Tomtstorlek |  Simbassäng           |  Carport                        |
|  Fireplace                       |  Heated Swimming Pool |  Heating - Underfloor           |
|  Kitchen: Open Plan              |  Montgo Views         |  New Construction               |
|  Open view                       |  Sea view             |  |