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659.000€

Very close to the beach, in one of Dénia's most peaceful and sought-after areas, this detached villa offers a unique Mediterranean experience. Just steps from the sea, the property enjoys a privileged setting, with easy access and only 10 minutes from the center of Dénia and its marina, combining privacy, nature, and proximity to all amenities. The house stands out for its spaciousness, brightness, and versatility, with a layout that allows for independent use of the floors, making it an ideal option for both a large family and those seeking a property with high investment potential. On the main floor, a large and bright living-dining room opens directly onto the pool and barbecue area. The kitchen is integrated and open-plan. Also on this floor are two spacious bedrooms and a large full bathroom, equipped with a shower, bathtub, and double sink. The upper floor, designed as a separate space, houses a bedroom with unobstructed sea views, a full bathroom with shower, and two private terraces perfect for enjoying the sound of the waves and breathtaking sunrises or sunsets. The property features underfloor heating, an aerothermal system for hot water production, air conditioning, electric blinds, and a 6 kW solar panel installation, ensuring comfort, energy efficiency, and savings year-round. The exterior has been designed to fully enjoy the Mediterranean climate. The plot includes a private swimming pool, barbecue area, sports facilities, and a children's play area. In addition, the property includes a 30 m<sup>2</sup> guest house, fully equipped with a bathroom and terrace, ideal for visitors or as independent accommodation. The covered parking area comfortably accommodates two vehicles. Dénia, a coastal city renowned for its excellent cuisine, fine sandy beaches, and proximity to the Montgó Natural Park, offers an exceptional quality of life throughout the year. This unique property in an unbeatable location is perfect for those seeking seaside tranquility and exclusivity.

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|  4 sovrum                      |  3 badrum           |  126m <sup>2</sup> Bygg storlek |
|  612m <sup>2</sup> Tomtstorlek |  Simbassäng         |  Air conditioning               |
|  Automatic irrigation          |  Balcony            |  Barbecue                       |
|  Built-in cabinets             |  Carport            |  Central Heating                |
|  Double glass                  |  Electricity        |  Floor heating                  |
|  Furnished                     |  Garden             |  Outdoor Shower                 |
|  Paneles fotovoltaicos         |  Parking space      |  Patio                          |
|  Pool                          |  Separate apartment |  Solarium                       |