

## 4 sovrum Villa till salu i Denia, Alicante

1.295.000€

New Build Villa with Montgó Views, Energy Efficiency, and Heated Pool – Denia Be the first to own a new build villa in one of Dénia's most exclusive areas. This modern home combines design, efficiency, and comfort on a flat plot of 1,434 m<sup>2</sup>, facing south and offering privileged views of Montgó.

With 263 m<sup>2</sup> built distributed over three floors, this house is designed for those who value quality, privacy, and sustainability. Enjoy year-round access to its heated pool, aerothermal system, underfloor heating throughout the home, and solar panels that minimize energy consumption. It also has an energy certification of class A.

Modern and Functional Layout: Spacious living-dining room with an open-plan designer kitchen, fully equipped with high-end appliances. Large windows that connect the interior and exterior, creating bright spaces with unobstructed views of Montgó and the sea. 3 bedrooms (two en suite) + an office or possible fourth bedroom. 3 full bathrooms with premium finishes. Private gym, technical room, and the possibility of an independent apartment on the lower floor. Main terrace with low-maintenance Mediterranean garden, chill-out area, and outdoor kitchen. Garage included. Everything has been designed to enjoy the Mediterranean lifestyle, with top-quality materials and perfect integration with the natural surroundings.


Located in a strategic position: close to the urban center, services, schools, restaurants, and just minutes from the sea, without sacrificing the tranquility of a residential area.


Outstanding Features: New build (2023) Underfloor heating Aerothermal system and solar panels Heated pool South orientation Views of Montgó and the sea High energy efficiency (7 kWh/m<sup>2</sup> year) Ducted air conditioning Storage room and built-in closets Garden and outdoor kitchen Experience luxury, efficiency, and tranquility in a unique setting.

Contact us now and schedule your visit. Your new villa in Denia is waiting for you.

 4 sovrum

 3 badrum

 263m<sup>2</sup> Bygg storlek

 1.434m<sup>2</sup> Tomtstorlek