



## 4 BEDROOM VILLA FOR SALE IN DENIA

Price **€1,514,000**



REF: 1918316

### PROPERTY FEATURES

- Plot size: 1,608 m<sup>2</sup>
- Built area: 273 m<sup>2</sup>
- 3 or 4 bedrooms, 3 bathrooms
- Classic design swimming pool with Roman steps and large terrace
- Mediterranean garden with irrigation
- Air conditioning, underfloor heating, open fire, solar energy
- Basement Garage and outside parking
- Enclosed plot with electric sliding gate and video intercom
- Mountain and sea views
- Walking distance to the beach and restaurants

**PROPERTY DETAILS** Built on a flat plot of 1608m<sup>2</sup> this villa built with the materials of the highest quality totally enclosed for privacy to include natural stone walls with two remote control galvanised metal doors for access, one for vehicles and another for pedestrians.

Distributed over two floors the spatial accommodation includes an entrance hall, staircase, guest toilet, large open plan lounge with Tosca stone fireplace and dining area with floor to ceiling glass expanses that open onto the terracing and pool, fully fitted kitchen with Bosch appliances that also opens onto the terracing perfect for summer dining and entertaining, on this level you also have a large room with en-suite that can be used as an office, guest bedroom or gym, plus another two bedrooms and family bathroom. The master suite is on the top level with a large en-suite bathroom, separate bathroom and with access to a private sun terrace. The basement garage which can be accessed from the main house via internal stairs has parking for two vehicles.

Externally a large 12m x 4m classic design pool with Roman steps for easy access, fully equipped with 57.00m<sup>2</sup> of water. Covered terraces with a construction area of

34.18m2 and uncovered terraces on the ground floor of 105.7m2. The basement garage has a construction area of 94.31m2. Landscaped Mediterranean gardens with native plants and shrubs and exemplary trees such as palm trees, olive trees, carob trees, pomegranates, and fruit trees.

The property has many benefits to include, thermal acoustic insulation, solar collection for hot water, porcelain stone tiles, high quality bathroom fittings to include Villeroy & Bosch, Fiora, Grohe and to include Rain showers, underfloor heating, hot and cold air conditioning, video intercom, telecommunication installation to include TV, FM & Telephone in lounge and all bedrooms.

**LOCATION** Denia is a historical coastal city in the province of Alicante, Costa Blanca North that was dedicated to the goddess Diana by the Romans. It is the capital of the Marina Alta region and considered to be one of the most beautiful and culturally rich cities in Spain.

It has an ancient castle that rises majestically, overlooking the city and harbour, and located inside the castle is a wonderful Archaeological Museum. The museum shows the past through exhibitions and history of a city linked to the sea by the great civilisations that have passed there. The different rooms show you the story of Denia from its beginnings to the eighteenth century, dividing it into 4 areas: Iberian, Roman, Muslim and Christian Periods.

Dénia is viewed as one of the municipalities with the most holidays in all of Spain. Every season of the year there are holiday festivities, amongst those are the "Festa Major" in July, with the celebration of "els Bous a la mar" (declared as being a Festival of National Tourist Interest), and the "Desfile de Carrozas" (declared as being a Festival of Provincial Tourist Interest), as well as the " Fallas "in March and" Moros y Cristianos "in August.

It is a cosmopolitan and modern city. The main shopping street, Calle Marques de Campo is a wide, tree-lined boulevard with pavement cafes, restaurants, bars and a variety of shops and boutiques. The delights of Denia have also inspired dozens of writers and it is here where you will find a bust to Miguel de Cervantes, probably Spain's best-known author for his intriguing work about Don Quixote. It is a tribute to the time when the author landed in Denia in 1580 following his imprisonment in Algiers. In Plaza de la Creu you will also find a rather comical little character which looks like a Playmobil figure but actually commemorates the making of the Hollywood movie John Paul Jones in Denia in the 1950s. There is also a beautiful old fishermen neighbourhood, Baix la Mar, which is a gorgeous, historic maze of narrow streets and little squares with cosy cafes, bars and restaurants.

In Dénia, the best seafood and the Valencian fruit and vegetable products merge, resulting in a clear example of the rich variety and deliciousness of the Mediterranean diet. The famous red prawn of Dénia, or the exceptional "arròs a banda" (seafood paella), are among other culinary specialties which blend tradition and quality, dishes than can be tasted in more than 400 restaurants in the city, which produce the most varied local, national and international recipes. Denia also boasts Quique Dacosta, one of only nine 3 Michelin-starred restaurants in Spain and ranked 68 of the best restaurants in the world. Without a doubt, Denia stands as a true gastronomic environment in which emerge with force new trends of the cuisine. Dénia was awarded the "Creative City of Gastronomy by UNESCO" in 2015 putting this Mediterranean city of Costa Blanca North on the world map of gastronomic culture. In 2019 Denia has been selected, along with five other European cities, to draw up a map of its cultural and gastronomic heritage that will be part of a project of shared identification of the values of the European Union.

Dénia has a wonderful climate and has an extensive 20 kilometers of coastline providing blue flag sandy beaches, caves with diving opportunities, and natural sea reserves teeming with marine life. El Montgó (the Montgo Mountain) is a major

landmark of the area, a nature reserve rising up, as Blasco Ibáñez said, like “a giant hand”, has served as a watchtower for this diverse and cultural place which has been inhabited for over 4.000 years. If you are looking for Golf then Spanish world class golfer Jose Maria Olazabal designed Club de Golf La Sella Denia in 1990 which offers a challenging 18 hole golf course and a driving range with over 20 bays.

It is a city very involved with its sea, due to the important fishing activity, whose main product is the famous Denia red shrimp; to its marinas, the largest in the province. With a strong international flavour deriving from its history as a Mediterranean port Denia is the closest mainland point to the Balearic Islands and you can make a ferry trip to one of the nearby islands of Mallorca, Menorca, Ibiza and Formentera in around 2 hours 30 minutes. As well as being the main ferry port for the Balearics, Denia has easy access to both Alicante Airport (one hour drive) and Valencia Airport (one hour 20 minute).

Denia combines the old and new with its lavish nightlife, monuments, cosmopolitan shops, a plethora of diverse and award winning restaurants, tapas bars, bars with live music and trendy marinas with outdoor cocktail bars overlooking the sea. It has something for all tastes to enjoy and the climate is recognised as one of the best in world by the World Health Organisation.

Please note that for security reasons the map reference provided does not reflect the precise location of this property.



## PROPERTY PHOTOS

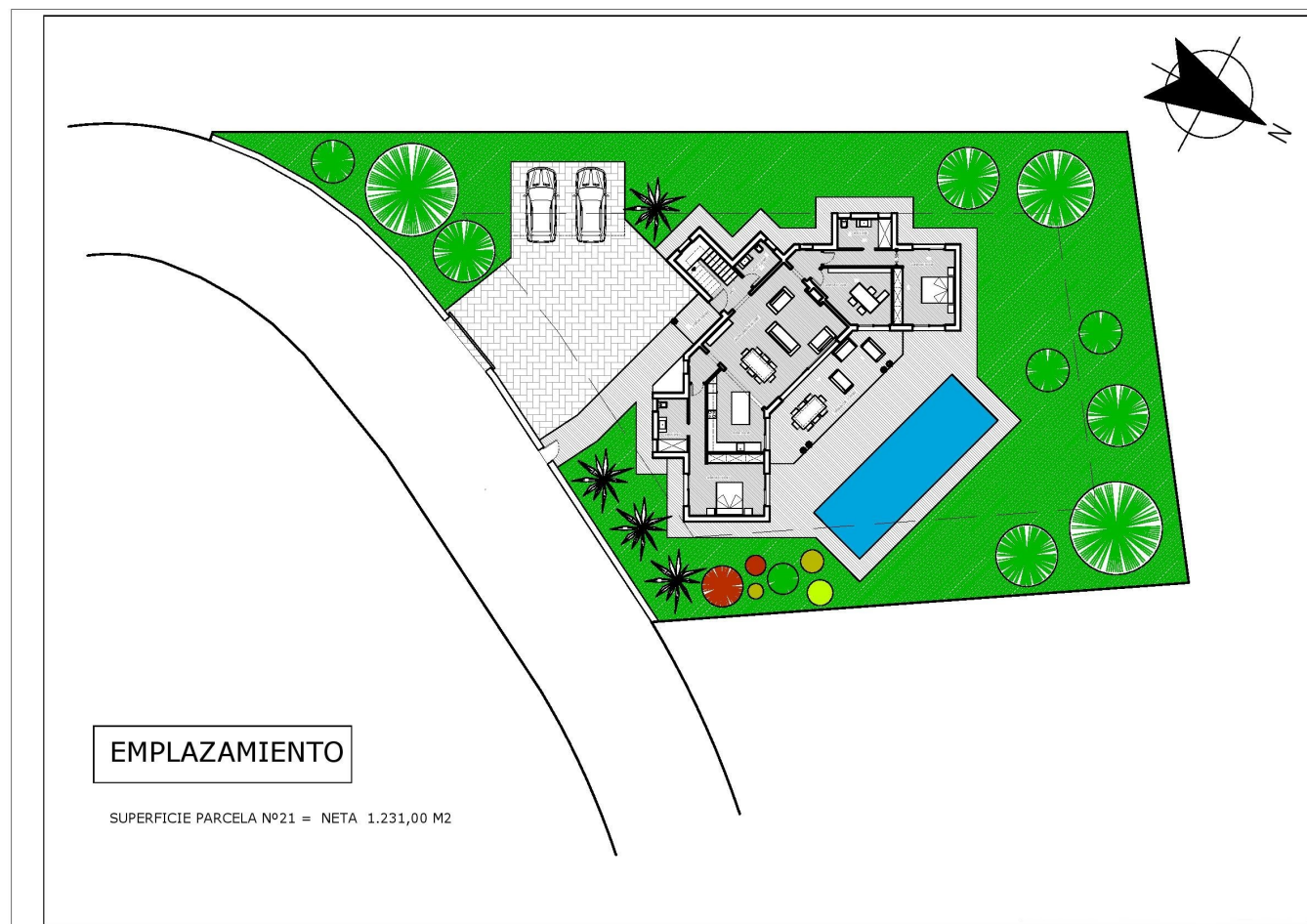


## LOCATION

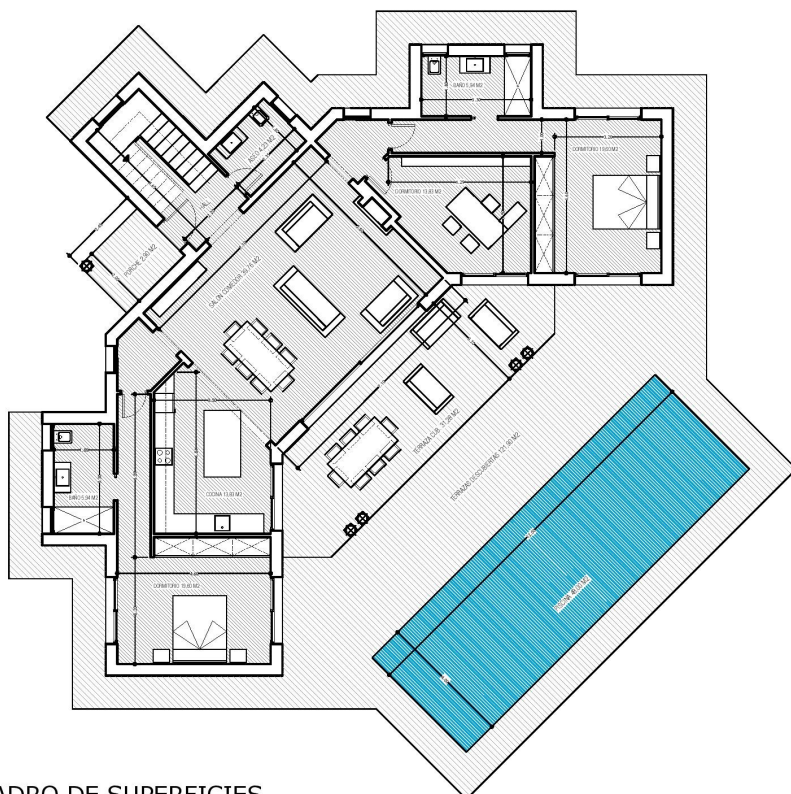


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## FLOORPLANS



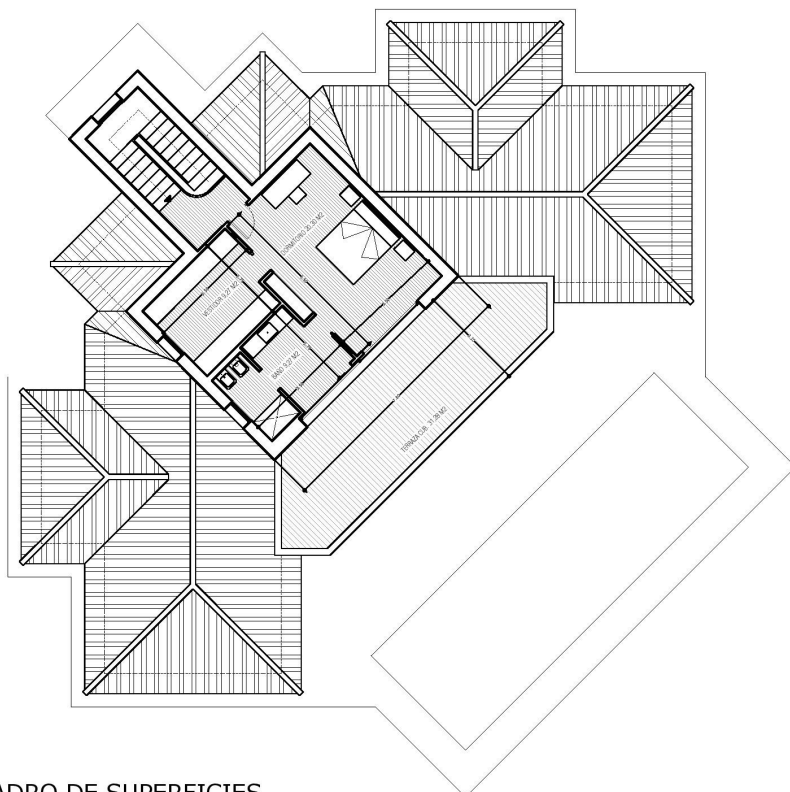




PLANTA BAJA

CUADRO DE SUPERFICIES

	PLANTA BAJA	PLANTA ALTA	TOTAL
SUPERFICIE CONSTRUIDA VIVIENDA	176,50 M2	63,20 M2	239,70 M2
SUPERFICIE TERRAZAS CUBIERTAS	34,18 M2	0,00 M2	34,18 M2
SUPERFICIE TERRAZAS DESCUBIERTAS	121,90 M2	31,28 M2	153,18 M2
TOTAL	332,58 M2	94,48 M2	427,06 M2



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