

## 4 sovrum Villa till salu i Denia, Alicante

549.000€







Nestled within an exclusive urbanization in the San Nicolás area of Denia, this magnificent semi-detached villa offers the perfect blend of luxury, comfort, and convenience. Ideally located just 600 meters from the beach and 1.5 kilometres from the town centre, the property combines tranquil living with easy access to all essential amenities.

Spanning three floors, this thoughtfully designed villa features a basement, main floor, first floor, and a rooftop solarium terrace that offers breath taking views of the Montgó mountain. The home comprises four spacious bedrooms, three modern bathrooms, and a convenient courtesy toilet, ensuring ample space for comfortable living. The generous living room includes a fully equipped American kitchen, highlighted by large windows that fill the space with natural light and open onto a private 32 m<sup>2</sup> terrace, perfect for outdoor relaxation. An additional entrance terrace adds to the charm and functionality of the home.

Built with high-quality finishes and modern amenities, the villa is equipped with an electric water heater, alarm system, air conditioning, home automation, and electric blinds, ensuring comfort and security throughout the year. A private garage and parking space provide convenience, while a storage room offers additional space for personal belongings.

Residents can enjoy the communal facilities, including a swimming pool, paddle tennis courts, and beautifully landscaped gardens with stunning views of the Montgó. Built in 2010, the villa is in excellent condition and includes fitted wardrobes, a south and east orientation, and heating provided by air conditioning and a heat pump. The property also comes with an Energy Performance Certificate, attesting to its efficiency.

With its blend of modern luxury and prime location, this villa presents a rare opportunity to enjoy an exceptional

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|  4 sovrum                      |  4 badrum |  169m <sup>2</sup> Bygg storlek |
|  210m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Simbassäng   | <input checked="" type="checkbox"/> Private parking  |
| <input checked="" type="checkbox"/> Community Fees (Annual): 1500  | <input checked="" type="checkbox"/> Fully Fitted Kitchen                                     | <input checked="" type="checkbox"/> Open Plan Kitchen  |
| <input checked="" type="checkbox"/> Private Solarium   | <input checked="" type="checkbox"/> Converted Underbuild                                     | <input checked="" type="checkbox"/> Unfurnished  |
| <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Garage   | <input checked="" type="checkbox"/> Heating  |
| <input checked="" type="checkbox"/> Washing machine  | <input checked="" type="checkbox"/> Garden   | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Communal pool  | <input checked="" type="checkbox"/> Fitted wardrobes   | <input checked="" type="checkbox"/> Fireplace  |
| <input checked="" type="checkbox"/> Utility room   | <input checked="" type="checkbox"/> Views: Countryside views                                 | <input checked="" type="checkbox"/> Views: Mountain views  |



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