

## Villa for sale

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## Villa for sale type unknown

Price: €638,000

Bedrooms: 3

Bathrooms: 3

M2 Living: 280<sup>2</sup>M2 Plot: 800<sup>2</sup>

M2 Terrace: -

Address: Denia,Alicante

This villa will inspire you not only by the view of the sea and the winter sun, but also by its good disposition. The villa, completely renovated in 2005, has been expanded with an independent apartment in the basement, where people now gather to play pool and table football. The entire living space is divided into two parts. On the upper floor, in the swimming pool area, is the private area entirely of one floor: party area with bar and music room, near a large living room dining room and glass terrace (the 2nd living room), a large bedroom, a bathroom with 2 washbasins, an office (can also be used as bedroom) and a kitchen with modern white worktable and kitchen, as well as access to the terrace and swimming pool with outdoor shower.

On the ground floor is the guest apartment with living room, equipped kitchen, bedroom, bathroom with shower and covered terrace. The cellar and laundry room are on the same level. This apartment is accessible from the outside for guests and offers a private space for you and your visitors. The swimming pool area, sunny and isolated all year round, is glazed and offers protection against the wind. From there, you can see the daytime events in the sea and at night a varied combination of nature's colors. Special attention was paid to the lighting, so there are recessed ceiling lamps with dimming technology in the living room. The villa garden has been designed and offers a mixture of Mediterranean trees, lawns, shrubs and a beautiful olive tree, of course with automatic irrigation system.

The garage is equipped with a garage door (adjacent to the hot springs area) and allows you to park your car safely in plain sight and shade. An electric sliding door is natural in this house. This villa is located in the privileged residential area of Las Trojas, near the beach of Las Rotas, near the port of Las Marinas. Dénia is located exactly between Valencia and Alicante (1 hour by car on the highway to the airports). The distance from the sea is about 3 km. Dénia has a very good infrastructure and one of the most modern sports ports in Europe. Good restaurants are easily accessible and doctors and a reputable hospital are also nearby. Solid construction of high quality, granite floor of the living room of great quality, tiling, halogen lighting, fireplace with cassette in the living room, hot/cold air conditioning in the living room and greenhouse, alarm system, satellite TV, 3000L oil tank for central heating of diesel, reinforced door, garage, outside shower, automatic system for the garden, connection to the existing distribution pipe and many other elements. We will be happy to assist you with the financing of the villa through a Spanish bank.