

# 1.950.000 €

Ref. 1273 · Villa Denia



331 m<sup>2</sup>



1593 m<sup>2</sup>



5



4



Piscine



1



Parking



1



1800 m

Magnificent Villa in Denia located near the beach of La Marieta Casiana, the Yacht Club and the center of Denia~Located in one of the most sought-after areas and in a peaceful environment, the property has a closed plot of 1,593 m2 with an automatic access gate for vehicles and a pedestrian access gate.~Completely renovated with high quality materials, the house is distributed over two floors and stands out for its luminosity and spacious spaces with a constructed area of 331 m2.~The ground floor occupies an area of 175 m2 and the upper floor 106 m2.~From an elegant covered porch you access the hall and through a toska stone arch you enter a spacious living room with a fireplace also of toska, Air conditioning , large windows and an access doors to the terraces. In the naya there are several spaces and it is used as a summer living room where relaxation is

guaranteed.~The design of its spacious kitchen with an island open to the dining room is designed for the enjoyment of family and gastronomy lovers. While you prepare your dishes you will delight in the views of the garden and easily access its large naya covered with spectacular wooden beams and a cane roof with a summer dining room and barbecue area. The perfect atmosphere that has been created in this space envelops you in unique sensations, giving it a special charm to enjoy pleasant moments outdoors in the company of family and friends.~From the naya you can access a beautiful Mediterranean garden surrounded by trees and plants native to the area.~The rest of the ground floor is occupied by two double bedrooms, a bathroom and a generous laundry room that gives access to the garage.~A wide staircase with a white lacquered wooden railing gives access to the mezzanine where there is a double bedroom and a bathroom.~On the first floor we find two of the bedrooms: one double and the large suite, with a bathroom, dressing room, Air conditioning and access to a terrace with clear views.~~Features to highlight:~Heating with radiators.~~Its luminosity: Its large windows in each of the rooms allow natural light to enter. In addition, the windows have blinds, mosquito nets and bars~~The details of the tosca stone in the fireplace and in the arches of the terrace joined to the wooden beams, identify it with the elegant and welcoming Mediterranean style.~~Its outdoor space: The garden of the house, tastefully designed at the request of the owners, has a 10X5 swimming pool surrounded by bushes, plants and trees among rockeries and a small pond with a wooden bridge that gives access to a wooden house that can be used as a guest room or as a relaxation room. A luxury that immerses you in a space of harmony and serenity.~~Cozy summer bathroom space with an Ibiza-style outdoor shower~~In addition to the garage, the plot has space for several vehicles.~~Environment and location: Approximately 1 km from the town centre and less than 400 metres from the school and institute. 750 m from Consum and Lidl supermarkets. 800 metres from La Marineta Cassiana Beach where you can enjoy relaxing walks along Las Rotas or around the Denia Marina. A variety of leisure and restaurant establishments await you at the Denia Marina: Agua de Mar Restaurant, El Malavita, BBQ Fuego. 1.3 km from the Nautical Club.~~The city of Denia has all kinds of services and an excellent gastronomic offer. It is located one hour from the airports of Valencia and Alicante and also has ferry connections to Formentera, Ibiza and Mallorca and train to Alicante.~<br>