









Villa in Denia

1,300,000€

SUBSTANTIAL BUILD 557M². BUILT IN 2017. IBI 1461€. BASURA 125€ PER YEAR

ILLUMINOUS SITTING ROOM, MODERN KITCHEN.

BASEMENT WITH GAMES ROOM, MUSIC ROOM AND THEATRE ROOM

WALKING DISTANCE TO THE BEACH AND THE MARINA

4 SPACIOUS BEDROOMS WITH ENSUITES.

POOLSIDE ENTERTAINING AND JACCUZI

OFF ROAD PARKING FOR MANY VEHICLES

SUMMER KITCHEN AND POOLSIDE SHOWER

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MONEY LAUNDERING REGULATIONS 2003

H2S3732

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



An individually designed modern detached villa within walking distance to Denia town and the Marina. With security glazing, underfloor heating, private swimming pool, a very attractive house, exposed timber beams, stunning reception hall, basement with workshop, games room and other useful rooms, 4 double bedrooms all ensuite

The approach to the villa has an electric vehicular gate or the secure entry pedestrian gate. Plenty of parking for several vehicles. Outside lighting and the most striking thing is you can actually see the whole house and the stunning design.

A few steps leading to the front canopied porch and the main door leading into the reception hall.

Reception hall is a very impressive reception with a beautiful staircase leading to the first floor, luminous with large windows flooding the hall with light, a door to the guest cloakroom, and access to the American style lounge kitchen dining room.

Lounge dining area with patio doors all around letting the outside in and benefits from the lovely views over the maintained gardens with an array of fruit trees. Beautiful exposed timber beams. Ceiling fan, lighting, woodburning stove inset with a log store, patio doors leading out to the outdoor kitchen and terrace. Open plan kitchen.

Kitchen with an extensive range of base and wall units, display cabinet, built in dishwasher, wine rack, inset spotlights, American fridge freezer with ice maker, central workstation with drinks fridge and breakfast bar, fitted oven, microwave oven, hob with extractor over, window to the front. A chefs delight with plenty of work surface and plenty of useful storage.

Utility room with base and wall units, window, sink, space and plumbing for washing machine and lighting.

Guest cloakroom with a hanging space for coats and plenty of space for shoe storage. Separate room with W.C, vanity unit with drawers beneath, wall mirror over, lighting and window.

Bedroom 1 is a light and bright bedroom with a dressing area with plenty of wardrobes, patio doors leading out to the garden, character timber beams to the ceiling with a ceiling light and fan, door to ensuite. Ensuite with a walk-in shower, vanity unit with drawers beneath and wall mirror over, W.C, bidet, two windows and lighting.

Bedroom 2 is another generous size bedroom with patio doors leading out to the garden, a dressing area with plenty of wardrobes and inset spotlighting, ceiling fan and light, exposed timber beams and an ensuite. Ensuite with a walk-in shower, vanity unit with drawers beneath and wall mirror over, W.C, bidet and a window.

1st floor the landing is light and bright with picture windows and sea views, door to 1st floor terrace, plenty of character with exposed timber beams which have been architecturally designed, wall lighting and doors to 2 further bedrooms.

Bedroom 3 has exposed timber beams, ceiling light and fan, built in wardrobes, patio doors to the first-floor terrace and an ensuite. Ensuite with a full-length bath, separate walk-in shower, vanity unit with drawers beneath and wall mirror over, W.C, window and door to the terrace.

Bedroom 4 is a twin bedroom with windows to the side and rear of the house, built in wardrobes, lighting, exposed timber beams to the ceiling and a ceiling light and fan. Ensuite shower room with a walk-in shower, vanity unit with drawers beneath and wall mirror over, W.C, bidet and a window and lighting.

Basement is access from either the hallway or the garden.

The basement is a very useful area and divided into several areas, music room, games room, sewing room and office, cloakroom with W.C and vanity unit, utility room with water softener, workshop and store room.

Outside there is an outdoor kitchen with an electric roller door to seal off when not in use, a beautiful dining and relaxing terrace overlooking the swimming pool.

Swimming pool with a corner jacuzzi Roman steps leading into the9 x 4 metre pool. Poolside shower and another very useful store

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room with W.C and wash basin, pool filtration system which is an Oxymatic system. This system is chemical free and is state of the art technology.

Gardens with plenty of fruit trees, shrubs indigenous to the area that need very little maintenance, there is a water deposit tank for watering the garden, this collects rainwater which is stored underground and very useful for the garden.

At the front of the property there is plenty of parking for cars, motorhomes, boats and there is a secure alarm and camera system at the house.

AGENTS PLEASE CONTACT FOR A COLLABORATION

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