



H2S3732

Villa in Denia

1,300,000€

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

4 SPACIOUS BEDROOMS WITH ENSUITES.

ILLUMINOUS SITTING ROOM, MODERN KITCHEN.

POOLSIDE ENTERTAINING AND JACCUZI

BASEMENT WITH GAMES ROOM, MUSIC ROOM AND THEATRE ROOM

OFF ROAD PARKING FOR MANY VEHICLES

WALKING DISTANCE TO THE BEACH AND THE MARINA

SUMMER KITCHEN AND POOLSIDE SHOWER

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 the 9 x 4 metre pool. Poolside shower and another very useful store

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