



5



3


370m<sup>2</sup>

7565m<sup>2</sup>

This spacious Mediterranean-style villa is located in the Las Marinas area of Dénia, on a large, flat plot that offers comfort and a multitude of possibilities. Its location is unbeatable: just 550 meters from the beach and a few minutes from the city center, where all the city's services, shops, and cultural life are concentrated. The property is spread over three floors and offers the advantage of having two separate houses. On the ground floor, there is a large living room with an open-plan kitchen and dining area, a glazed terrace perfect for enjoying any time of year, a laundry area, a bedroom, and a bathroom. On the first floor is the second home, which features a cozy living room with a fireplace and dining area, a separate kitchen with direct access to the terrace, a double bedroom with built-in wardrobes and access to the terrace, an en-suite bedroom, another double bedroom with built-in wardrobe, and a full bathroom. From this living room, a spiral staircase leads to the third floor, where there is a bright double bedroom with pleasant open views of the surroundings. The villa's exterior is one of its greatest attractions: spacious terraces facing in all directions, ensuring sunny and shady spots year-round, surrounded by Mediterranean vegetation with native trees, fruit trees, and a vegetable garden that fill the plot with life. The property also has a garage and enough space for several cars, as well as additional land for those who want to have pets or develop new ideas. This is a villa with great potential, ideal for a large family looking for space, for those looking to renovate and customize the home to their liking, or as an interesting investment opportunity. All this with the tranquility of living by the sea and the convenience of having both the beach and the city of Dénia very close by, on a flat plot that makes everyday life even more pleasant. Dénia, the capital of the Marina Alta region, is a charming Mediterranean town renowned for its more than 20 kilometers of beaches, its marina with connections to the Balearic Islands, its rich cuisine—including the famous Dénia prawns and a selection of first-class restaurants—and its lively historic center dominated by the castle. At the foot of the Montgó Natural Park, Dénia offers quality of life, year-round good weather, and an atmosphere that combines tradition, modernity, and the sea. This villa in Las Marinas combines space, versatility, and a privileged location, making it a unique opportunity to enjoy the Costa Blanca.

Ref: 0012035359

**1,060,000 €**
*Las Marinas ( Denia )*


