

## villa for sale Dénia, Marina Alta



There are homes you visit by counting rooms, and homes you understand by imagining a way of life. This detached villa belongs to the second category. It does not need noise or exaggeration to stand out: it convinces through something far more solid and increasingly rare in Dénia — space, privacy, natural light, intelligent distribution and an outdoor area that allows the house to be lived beyond its walls.~~The property offers 267 m2 built on a 988 m2 plot, a scale that is not easy to find for buyers looking for a comfortable residence in one of Dénia's most desirable residential settings. This is not a house designed only for summer. It is a home with enough volume for a large family, for guests, for remote working, for independent leisure areas, for storage and for everyday life without every room having to compete with the next one.~~The two-storey layout gives the house a very practical rhythm. On the ground floor there are three bedrooms and a highly functional day area, where the office-style kitchen connects naturally with the dining room. It is a layout designed for real living: breakfast without pressure, family meals that flow, and gatherings that can move easily from inside to outside. From this area there is direct access to the porch, the swimming pool and the plot, creating a very Mediterranean continuity: cooking, talking, eating outdoors, swimming, reading in the shade or ending the day with the calm that only a house with its own garden can offer.~~The upper floor adds four further bedrooms, including a principal suite with dressing room and private bathroom. This organisation allows rest, guests, children, a home office or a more private adult area to coexist with comfort and order. The property also includes 3 bathrooms, fitted wardrobes, a storage room, balcony and a garage space included in the price. Built in 2006 and in good condition, it provides a solid base for immediate use while still leaving room for a buyer to personalise it with taste and increase its presence even further.~~The exterior is one of the strongest arguments of this villa. A plot close to 1,000 m2 in Dénia is not just land; it is freedom. Freedom for children to play, for friends to be welcomed without invading the intimacy of the home, for shaded corners, for a private pool and for the simple feeling that the property breathes. In a market where many homes sacrifice outdoor space, this villa keeps what truly matters: distance, openness and privacy.~~And then there is Dénia. This is not just another coastal town. It is one of the most characterful locations on the northern Costa Blanca: capital of the Marina Alta, open to the Mediterranean, with more than 20 km of coastline, sandy beaches, rocky coves, a port, nautical life, a historic centre, year-round services and the Montgó Natural Park as a constant landscape. Its recognition as a UNESCO Creative City of Gastronomy reinforces what residents already know: Dénia is enjoyed through the sea, but also through its markets, restaurants, local produce, promenades and everyday life that does not disappear when August ends.~~This villa is especially suited to buyers who

want a spacious home without giving up connection with town, beach and nature. It can be a permanent residence for a family needing real square metres. It can be a high-use second home for those who want to arrive in Dénia and feel at home from the first day. And it can also be a sound patrimonial investment in an area where national and international demand increasingly values properties with land, privacy and a private pool.~~This is not a house for someone looking for something standard. It is for someone who understands that discreet luxury is not always found in excess, but in opening a door and finding space, light, silence, swimming pool, garden and Dénia all around. A place to be properly lived.

## property details

Spanishstate **6386967**  
id:  
reference:: **s-denia800**  
close to/ located: **Dénia**  
region: **Marina Alta**  
property type: **villa**  
rooms: **7**  
property surface: **267 m2**  
surface plot: **988 m2**  
price: **€ 800.000**

## contact

real estate agent: **Bolsa Inmobiliaria Valencia**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34625099120**