



**Property type :** Villa

**Swimming pool :** Yes

**House area :**

125 m<sup>2</sup>

**Location :** Pedreguer

**Plot area :**

725 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

Beautiful modern villa in Pedreguer with mountain views, located 10 km from Denia beach and 12 km from Jávea beach. This property offers a peaceful and picturesque setting, ideal for those seeking a combination of modern luxury and natural beauty.

The built area of the villa is 125 m<sup>2</sup>, efficiently distributed to maximize space and comfort. Upon entering the villa, you will find a spacious living room that opens to a dining area with an integrated kitchen. This open-plan layout allows for excellent flow between the living spaces, creating a perfect environment for entertaining and family living.

The villa features three well-proportioned bedrooms, each designed with attention to detail to offer maximum comfort. The two bathrooms are equipped with high-quality finishes, providing a touch of elegance and functionality. Both the bedrooms and bathrooms are designed to make the most of natural light and the spectacular views.

Outside, the villa offers a covered terrace and an open terrace, perfect for enjoying the Mediterranean climate and the stunning mountain views. These outdoor areas are ideal for relaxing, dining al fresco, or simply enjoying the tranquility of the surroundings.

The villa also includes pre-installation for hot/cold air conditioning, ensuring the property is prepared for any weather and providing a comfortable environment year-round. It is important to note that the pool is not included in the price, but there is ample space on the plot to add one, should you desire, allowing for further customization of this magnificent property.

Located in a prime area, the villa is just a short drive from the beautiful beaches of Denia and Jávea, as well as a wide range of amenities, including shops, restaurants, and leisure activities. This property is an exceptional opportunity for those seeking a primary residence, a vacation home, or an investment in one of the most desirable areas of the Costa Blanca.



