



christian@abracasabra.es

## Villa for sale in Dénia

1,060,000 €

Reference: 8176DEN   Bedrooms: 6   Bathrooms: 4   Plot Size: 5,500m<sup>2</sup>   Build Size: 426m<sup>2</sup>





## Costa Blanca North, Dénia

Discover luxury and comfort in this charming detached villa, located in the prestigious neighbourhood of Las Rotas, Dénia. This property is located on an urban plot of 1,229 m<sup>2</sup>, with an adjacent protected plot of 4,338 m<sup>2</sup> belonging to the Montgó Natural Park, totalling around 5,500 m<sup>2</sup>. This privileged location offers incomparable natural surroundings, with partial views of the sea and the impressive Montgó. The exterior of the house is surrounded by several terraces and gardens that provide a Mediterranean charm, with a large private pool perfect for enjoying the sunny weather. The barbecue area is ideal for family and social gatherings, while the fronton court adds a sporting touch to this beautiful property. In addition, the garden has numerous fruit trees and sitting areas for relaxing moments.

The villa is spread over four floors and offers spacious and bright interior spaces. In the semi-basement there are two large storage rooms, a guest flat with guest toilet and an enclosed garage. This level is perfect for receiving visitors or using it as additional storage space.

The ground floor is accessed via a terrace. Here we find the heart of the house, with a spacious living room with fireplace, a separate dining room and a large separate kitchen. Also on this floor are three double bedrooms with fitted wardrobes and a full bathroom. The large windows and sliding doors let in plenty of natural light, creating a warm and welcoming atmosphere.

Climbing the stairs, we reach the first floor, where we find the master bedroom en suite, equipped with a dressing room and en suite bathroom. There is also an additional bedroom and a second full bathroom. This floor is designed to offer maximum comfort and privacy.

On the top floor, there is a solarium with panoramic views of the sea and the natural surroundings of Montgó. This space is perfect for relaxing and enjoying the breathtaking views.

The property is just 500 metres from the sea and the fantastic promenade of Las Rotas, known for its picturesque coves and crystal-clear waters. Las Rotas is one of Dénia's most sought-after neighbourhoods, offering a perfect combination of tranquillity and proximity to a wide range of restaurants and amenities.

Dénia is a lively coastal town in Alicante province, famous for its rich historical heritage, impressive castle and long golden beaches. The Montgó Natural Park offers a spectacular backdrop, perfect for nature lovers and hikers. With a wide range of amenities, restaurants and a vibrant cultural life, Denia is the ideal place for permanent residents and holidaymakers alike.

More than just a house, this villa in Las Rotas, Dénia, is a luxury Mediterranean living experience. Don't miss this unique opportunity to live in privileged natural surroundings with all modern comforts. Contact us today for more information and make this paradise your home.



## Features:

Double Glazing	Bar	Solarium
Garage	Central heating	terrace
Barbecue	Electricity	air conditioning
pool	Outdoor kitchen	Balcony
Patio	garden	Separate Apartment
Automatic gate	Intercom	Storage
Water	Main Gas	Stove
Substructure	Built-in cabinets	Roller Shutters
Automatic irrigation		