

## 6 bedroom Villa for sale in Denia, Alicante

1,060,000€



Discover luxury and comfort in this charming detached villa, located in the prestigious area of Las Rotas, Dénia. This property is set 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 approximately 5.500 m<sup>2</sup>. This privileged location offers an incomparable natural environment, 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 swimming pool perfect for enjoying the sunny weather. The barbecue area is ideal for family and social gatherings, while the fronton court adds a sporty touch to this magnificent property. In addition, the garden boasts numerous fruit trees, rest areas for moments of relaxation.













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

The ground floor is accessed via a terrace. Here we find the heart of the property, with a spacious living room with fireplace, a separate dining room and a large independent kitchen. This floor also houses three double bedrooms with fitted wardrobes and a complete bathroom. The large windows and sliding doors allow natural light to flood the spaces, creating a warm and welcoming atmosphere.

Climbing the stairs, we access the first floor, where we find the master bedroom en suite, equipped with a dressing room and a private 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 offering 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 only 500 metres from the sea and the fantastic promenade of Las Rotas, known for its picturesque

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|  6 bedrooms                    |  4 bathrooms     |  426m <sup>2</sup> Build size |
|  5,500m <sup>2</sup> Plot size |  Garage          |  Terrace                      |
|  newly built                   |  guest apartment |  independent apartment        |
|  air conditioning              |  heating         |  fitted wardrobes             |

Property marketed by Signature Villas SL

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