





## 5 bedroom Villa for sale in Denia, Alicante

2,250,000€



On a plot located in the upper area of Las Rotas, in Dénia, this avantgarde project with a design focused on comfort is proposed. The main objective is that all the rooms can enjoy the sensational sea and mountain views to the maximum. The large plot, of 1213 m<sup>2</sup>, will house this villa of 366 m<sup>2</sup> built and distributed over three floors. The entrance floor has a large hall, five bedrooms and three bathrooms. The first floor offers a spacious living room, dining room/kitchen and a guest toilet. This floor is perfectly connected to a large terrace with a 36 m<sup>2</sup> swimming pool and a garden. The lower floor is located in the basement and can be accessed both from the plot and from the public road. On this floor there is space for two vehicles and a large machine room. The house has vertical communication between all floors by means of an interior lift. Innovative and high quality materials have been chosen for the construction of this villa, such as the large format porcelain tiles that cover the floors and walls. At the same time, we maintain our commitment to other systems that also give excellent results: extensive aluminium windows with thermal break, double glazing and certified insulation; air conditioning systems; underfloor heating; ventilation with heat recovery (of the highest range available on the market) that provide maximum efficiency and comfort; Jung mechanisms; video intercom with colour image; suspended toilets; freestanding bathtub; fully equipped designer kitchen; and lacquered aluminium luminaires with LED bulbs. The project includes trees, irrigation and total fencing of the plot.

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|--|---|--|
|  5 bedrooms                    |  4 bathrooms |  366m <sup>2</sup> Build size |
|  1,214m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Pool   |
| <input checked="" type="checkbox"/> newly built  | <input checked="" type="checkbox"/> Basement  | <input checked="" type="checkbox"/> terrace  |
| <input checked="" type="checkbox"/> parking  | <input checked="" type="checkbox"/> garage  | <input checked="" type="checkbox"/> floor heating  |
| <input checked="" type="checkbox"/> Costa Blanca   |   |  |