























## 4 chambre Villa à vendre dans Denia, Alicante

1.890.000€

In an unbeatable location, just a few metres from the sea, in the prestigious Rotas area of Dénia, you will find this elegant, newly built villa that perfectly combines contemporary design, comfort and Mediterranean lifestyle. Set on a large plot of 803 square metres, the single-storey property, with a built area of 245 square metres, has been designed to offer spacious, bright and functional spaces. It has four en-suite bedrooms, all with direct access to their own private outdoor area, providing a continuous connection with nature and the tranquillity of the surroundings. One of the bedrooms has been transformed into a modern and bright gym, ideal for those who prioritise well-being and comfort in their daily lives.

The heart of the house is a spectacular open-plan living-dining room with large windows that flood the space with natural light and harmoniously integrate it with the garden. The contemporary-style kitchen is fully equipped with high-end materials and appliances, designed for both everyday use and special occasions.

Outside, the property offers a generous private swimming pool, a pergola perfect for enjoying the Mediterranean climate and parking space for several vehicles. Among its features are underfloor heating, ducted air conditioning and top-quality Technal carpentry, ensuring optimal energy efficiency and maximum comfort throughout the year. An exclusive off-plan project in one of the most sought-after areas of the Costa Blanca, ideal both as a primary residence and as a high-end investment.

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|  4 chambres                              |  5 salles de bains |  245m <sup>2</sup> Taille de construction |
|  803m <sup>2</sup> Taille de la parcelle |  Piscine           |  Air conditioning                         |
|  Automatic irrigation                    |  Built-in cabinets |  Carport                                  |
|  Central Heating                         |  Double glass      |  Electricity                              |
|  Floor heating                           |  Furnished         |  Garden                                   |
|  Gym                                     |  Outdoor Shower    |  Patio                                    |
|  Pool                                    |  sewerage          |  Terrace                                  |
|  water                                   |   |  |