













## 6 bedroom Villa for sale in Denia, Alicante

1,060,000€



Discover luxury and comfort in this charming detached villa, located in the prestigious neighborhood 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, a total of about 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 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 half basement there are two large storage rooms, a guest apartment with guest toilet and a closed garage. This level is perfect to receive visitors or use as additional storage space. The first floor is accessed through 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. On this floor there are also three double bedrooms with fitted wardrobes and a full bathroom. The large windows and sliding doors let in a lot of natural light, creating a warm and welcoming atmosphere. Climbing the stairs, we reach the second floor, where we find the master bedroom en suite, equipped with a dressing room and an en suite bathroom. There is also an additional bedroom and a second full bathroom. This floor is designed to provide 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 meters from the sea and the fantastic promenade of Las Rotas, known for its picturesque coves and crystal clear waters. Las Rotas is one of the most sought-after areas of Dénia and offers a perfect combination of tranquility and proximity to a wide range of restaurants and amenities. Dénia is a lively coastal town in the province of Alicante, famous for its rich historical heritage, impressive castle and long golden beaches. The Montgó Natural Park offers a spectacular

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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             |