

















## 4 спальная комната вилла продается в Denia, Alicante

1.850.000€



**LOCATION** Villa built on a large plot of 2,860 m<sup>2</sup>, located in one of the most exclusive and sought-after areas of Les Rotes, Dénia, on the second line from the sea. Les Rotes is known for its seafront promenade, its coves with crystal-clear waters, renowned restaurants and its protected natural surroundings, ideal for those seeking tranquility without giving up services. The property is located just 70 metres walking distance from the sea and restaurants, and allows you to reach the centre of Dénia on foot in approximately 15 minutes, making it a privileged location both for permanent residence and for a second home. A truly unique enclave for buyers who prioritise proximity to the sea and exclusivity. **MAIN HOUSE** – 462 m<sup>2</sup> **BUILT** The main house, which requires updating, offers large spaces and a very functional layout: **GROUND FLOOR:** • Main entrance with access to a spacious walk-in wardrobe • Large independent kitchen • Dining room • Main living room • Additional sitting room • Room currently used as an office • Guest toilet • Large bedroom • Full bathroom • Internal staircase **UPPER FLOOR:** • Master bedroom with en-suite bathroom • Additional bedroom • Bathroom with shower • Laundry room • Porch • Large uncovered L-shaped terrace, ideal for enjoying the Mediterranean climate **INDEPENDENT GARDEN APARTMENT** – 98 m<sup>2</sup> Fully independent apartment, perfect for guests, family members or service staff, which includes: • Open-plan kitchen and living room • 1 bedroom • 1 bathroom • Sitting room currently used as an office, **OUTDOOR STUDIO / WINE CELLAR** – 92 m<sup>2</sup> Independent building distributed over two floors, consisting of a wine cellar and living area. This space offers multiple adaptation possibilities: leisure room, gym, professional office, meeting room or even a second independent apartment. **EQUIPMENT AND HIGHLIGHTS** • Total built area (including exteriors): 652 m<sup>2</sup> • Hot/cold air conditioning • Electric radiators • Covered and uncovered parking • Sauna • Indoor swimming pool of 12.5 x 6 m, ideal for comfortable swimming • South-East orientation • Quiet and exclusive surroundings, very close to the sea An exceptional opportunity in one of the most exclusive areas of Dénia. Request more information or schedule a visit with our team.

-  4 спальни
-  2.860m<sup>2</sup> Размер участка
-  Parking
-  Covered Terrace
-  Heating Heater
-  Near The Beach
-  Open Terrace
-  Satelite Tv

-  4 ванные комнаты
-  Бассейн
-  Storage / Trastero
-  Garden
-  Internet
-  Near The Town Center
-  Parking
-  Security Door

-  652m<sup>2</sup> Размер сборки
-  Garden
-  Air Conditioning Hot Cold
-  Good Communications
-  Laundry
-  Oficina
-  Satelite Tv
-  Storage Room