

## 6 sovrum Villa till salu i Denia, Alicante

1.395.000€



"Welcome to Las Rotas... Where luxury, elegance, and coastal serenity come together in perfect harmony." Step into a world of Mediterranean sophistication, just 700 meters from the golden shores of La Marineta Cassiana beach, this magnificent villa in Las Rotas is more than a home — it's an experience. Set within a gated 2,950 m<sup>2</sup> estate, this exceptional property offers total privacy, lush landscaped gardens, and the kind of peace all just minutes from the sea. Let's start with the crown jewel: the wrap-around terrace. A sweeping balcony that embraces the villa on all sides, offering breathtaking views in every direction — from sun-drenched mornings with a coffee, to golden sunsets with a glass of wine. The terrace is more than just a feature — it's a lifestyle. Inside the main residence... Every corner speaks of timeless elegance. Light pours into the expansive living spaces, highlighting the fine finishes and architectural beauty of this three-storey home. Upstairs, the master suite is your private retreat complete with a full en-suite bathroom, dressing area, and two private terraces — north and south facing — where you'll wake up to the Montgó's majestic silhouette and fall asleep under the stars. Downstairs, the living is just as refined. A second lounge, full kitchen, multiple bedrooms, and a covered barbecue terrace seamlessly connect indoor luxury with outdoor leisure. But there's more... An entirely independent apartment with its own entrance, kitchen, living space, bathroom, and bedrooms. Whether for guests, family, or even a private rental — it's a self-contained sanctuary with direct access to the garden and terrace. And then... the pool. A stunning 12 x 6 meter masterpiece, surrounded by palm trees, banana trees, and Mediterranean foliage — your private oasis to swim, sunbathe, or host unforgettable gatherings. Add to this two enclosed garages, a covered carport for two, and ample on-site parking — all behind secure gates. This isn't just a villa. This is Las Rotas at its most exclusive.

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