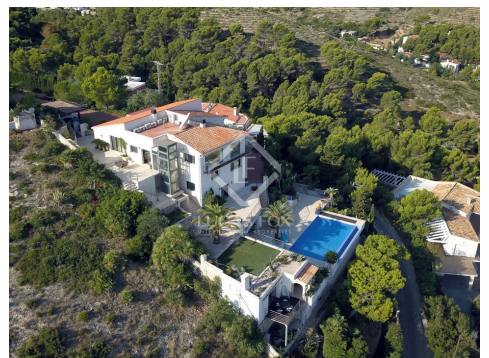


€2,495,000 House / Villa - Sold

## Exceptional villa with panoramic views for sale in Las Rotas, Denia, Costa Blanca

Spain » Costa Blanca » Dénia » 03700

<b>5</b>	<b>6</b>	<b>441m<sup>2</sup></b>	<b>2,057m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

### Modern villa with 5 bedrooms and 6 bathrooms, distributed over 4 floors with a lift and spectacular views of the Mediterranean Sea, for sale in Las Rotas, Denia.

This magnificent villa is in a privileged location, surrounded by nature and enjoys fabulous views of the sea and the pine forests of Las Rotas. The house was completely renovated in 2008 using modern materials and a very refined contemporary style. The villa sits on a 2,300 m<sup>2</sup> plot and is spread over four floors. Its various floors were built adapting them perfectly to the slope of the land, to achieve an elegant result, perfectly integrated into the Mediterranean landscape.

The house is accessed through the highest area of the plot, where we find a garden area, with plants and trees that flank the wide paved path. Next to the main entrance, we have a covered parking area with capacity for two vehicles.

We enter the villa on the upper floor, which constitutes the main floor, with a large hall, which gives access to a generous open space which includes the living room with a fireplace, the dining room and the kitchen with an island. Adjacent to the entrance, on the left hand side, is the master bedroom, which has a dressing room and private bathroom, as well as a private, east-facing terrace, so you can take in the sunrise views over the sea. In the west wing of the same floor, we have an office, another bedroom with its own bathroom, as well as a guest toilet.

We go down a floor to find an apartment that is ideal to accommodate service personnel or guests. It consists of a living room, a double bedroom, a complete bathroom and an equipped kitchen. Also, on the same floor there is another bedroom with its own bathroom, an area for laundry and another room for technical installations. Taking advantage of a slope in the terrain, another floor is accommodated below, in which we find a room that can be for various purposes, which is currently used as a workshop.

The lower floor is located at the level of the pool and was expressly designed for use and enjoyment during the summer, with a living room, a lounge, an equipped kitchen with appliances included, a bathroom with a shower, a covered porch with a chill-out area, a terrace / balcony overlooking the sea and the majestic 4 x 9 metre pool.

All of the rooms in the villa enjoy abundant natural light, direct views of the sea and direct ventilation, since they are all exterior facing.



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Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Lift, Natural light, Parking, Views, Utility room, Storage room, Renovated, Pet-friendly, Heating, Fireplace, Equipped Kitchen, Double glazing, Built-in wardrobes, Balcony, Air conditioning

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The exterior entrances to the plot include an automatic retractable garage access gate (for two vehicles), an automatic access gate to roads, as well as an independent pedestrian gate, which could be used by the service staff. The outdoor area is completed with the sunny terraces and the garden areas. The latter have Mediterranean plants that require little maintenance and lush planters located on the edges that provide a lot of privacy. In the surroundings of the house, Mediterranean pines abound, creating a dense green blanket that blends into the horizon.

This home will delight those who wish to live in full contact with nature and in a typically Mediterranean environment, between pine forests and the intense blue of the sea.

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