



H2S3956

Villa in Denia

1,285,000€

7 BEDROOMS. 4 BATHROOMS

GROUND FLOOR SELF CONTAINED APARTMENT

12 X 6 SWIMMING POOL

DOUBLE GARAGE, 3000M² GARDENS

DESIRED LOCATION NEAR LAS ROTAS NATURE RESERVE

BEAUTIFUL FAMILY HOME. MUST SELL

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MONEY LAUNDERING REGULATIONS 2010

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 2013

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

A substantial detached villa with 7 bedrooms, 4 bathrooms, swimming pool situated in one of the most desired locations in Denia. Las Rotas is a very pretty location with the coastline being a nature reserve, stunning snorkelling, relaxing and a beautiful walking route either to the marina or over to Javea.

Distributed over three levels, the main villa combines classic proportions with generous living spaces designed for both entertaining and everyday comfort.

Natural light fills the principal reception rooms, with elegant transitions between indoor and outdoor living.

The wrap-around terrace is the architectural signature of the home a sweeping balcony that embraces the property and captures open views towards the Montgó and surrounding greenery. Morning sun, afternoon shade, evening gatherings it adapts effortlessly to the rhythm of Mediterranean life.

The upper level hosts the principal suite:

- Private dressing area
- En-suite bathroom
- Dual terraces (north and south facing)
- Elevated views towards the Montgó

The lower level offers additional reception space, kitchen facilities and seamless access to the covered barbecue terrace ideal for long summer evenings with family and friends.

Independent Guest Apartment

A fully self-contained apartment with private entrance provides exceptional flexibility:

- Separate kitchen
- Living area
- Bedrooms & bathroom
- Direct garden access

Perfect for extended family, long-stay guests, or multi-generational living while preserving privacy in the main residence.

The Grounds & Outdoor Living

The exterior spaces define the lifestyle:

- 12 x 6 metre private swimming pool
- Mature palms and tropical planting
- Multiple terraces
- Covered outdoor dining & barbecue area
- Expansive garden areas for children and family life

Two enclosed garages, a double carport and generous additional parking ensure practicality matches prestige.