



**Property type :** Villa

**Swimming pool :** No

**House area :** 486 m<sup>2</sup>

**Location :** Denia

**Plot area :** 1696 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

Minimalist style villa situated on a privileged location, Las Rotas. The area in which it is located is known to be one of the most sought-after in Dénia, which guarantees an exceptional quality of life. The property has underfloor heating, pre-installation of air conditioning in all rooms and minimalist double-glazed windows, which provide a comfortable and cosy environment in all seasons of the year.

The villa is made up of two floors. Both levels are connected by an internal staircase. On the ground floor, there is a hall, a toilet, a fully equipped kitchen, a spacious and bright living-dining room, a utility room, two bedrooms with a dressing room, a bathroom and two terraces (one covered, 16 m<sup>2</sup>; another, discovered, of 75 m<sup>2</sup>).

The upper floor is a 13 m<sup>2</sup> space that can be used as a third bedroom or an office. In addition, the house has an impressive open-air "chill-out" terrace of 97 m<sup>2</sup> that invites you to relax and enjoy pleasant moments outdoors. It also has an open terrace "solarium" of 80 m<sup>2</sup>, perfect for enjoying the sun and the views of the sea and the Montgó.

There is also a large 100 m<sup>2</sup> storage area in the basement where you can store motorcycles, bicycles and other personal belongings.

On the property, there is the possibility of making two extra bedrooms, as well as an outdoor pool.





