

## Beautiful Mediterranean villa in the heart of Las Rotas

Alicante, Denia

🏠 499 m<sup>2</sup> Built Area   🛋️ 1 Living Room   🛏️ 5 Bedrooms   🚿 4  
Bathrooms

€ 2,795,000

ID1/1979



# Description

This exclusive Mediterranean-style villa, designed by renowned architects in 2017, is located on one of the most sought-after streets in Las Rotas, with direct access to the seafront promenade and Punta Negra beach. With a built area of 499 m<sup>2</sup> on a generous plot of 2,423 m<sup>2</sup>, the property features a functional design on a single level, except for a guest bedroom with an en suite bathroom on the upper floor.

The home includes 5 elegant bedrooms, 4 full bathrooms, and a guest toilet. The villa is carefully divided into three distinct sections:

The central part of the house features an entrance hall, a living room with a library area and a cozy fireplace, and a guest toilet. The sliding window system in this area maximizes the space, blending the interior rooms with the exterior terrace and chill-out zone.

The south wing contains a kitchen with high-end appliances, a laundry room, and a dining area. This space leads to a covered terrace and a barbecue area, also equipped with sliding windows to seamlessly connect the house to the garden.

In the north wing, you'll find four bedrooms, three of which have en suite bathrooms. This layout ensures privacy and tranquility for all residents and guests. In this area, on the upper level, there is an additional en suite bedroom that can be used for guests or as an office or second living room.




The outdoor spaces are meticulously designed for family enjoyment, featuring a Mediterranean garden with fruit trees and automatic irrigation, and a strategically positioned saltwater pool measuring 14x5.5 meters. Additional amenities include covered parking for 2 cars, a gym, an office, and outdoor storage cabinets with ample space.






The villa's design incorporates wooden floors, clay plaster, underfloor heating, energy-efficient air conditioning units in every room, ceiling fans, electric shutters, and ultra-resistant subtropical wooden shutters. Energy efficiency is optimal thanks to recently installed solar panels, achieving an A rating.

## General






- Built Area: 499m<sup>2</sup>
- Plot: 2423m<sup>2</sup>
- Floors: 2
- Bedrooms: 5
- Bathrooms: 4
- Living rooms: 1
- Year of construction: 2017
- Condition: excellent
- Mountain View
- km. to the sea: 0,75
- km. to the city center: 3,5
- km. to the supermarket: 4
- Orientation: south-east

## Outdoor





-  Pool
-  Private garden
-  Gym

-  Barbecue
-  Parking space
-  Storage room
-  Covered terrace
-  Terrace

## Indoor

-  Laundry Room
-  Air Conditioner
-  Heating
-  Fireplace
-  Guest WC

## Additional

-  Satellite TV
-  Internet
-  Alarm
-  Security door