

# Magnificent plot and unique project of a luxurious and modern villa in Las Rotas with direct access to the beach

Alicante, Denia

🏠 907 m<sup>2</sup> Living Area   🛋️ 2 Living Rooms   🛏️ 8 Bedrooms   🚿 7 Bathrooms

€ 3,935,000

ID1/1838



## Description

This wonderful and generous 3,212 m<sup>2</sup> plot is located in the exclusive Las Rotas area, on the front line and with direct and private access to the beach and the promenade, one of the most exclusive and sought-after residential areas on the Costa Blanca, famous for its natural beauty.

It is less than 4 km from the city center and minutes' drive to excellent shopping areas, restaurants, schools, sport facilities and all amenities of the picturesque village of Dénia, renowned for its gastronomy and authentic vibe is not far either.

This project of a luxury villa is designed on an existing construction on the plot. The north-facing villa will be distributed on 2 levels + semibasement.

The mansion —612 m<sup>2</sup> of house— will have two bright living rooms, an open dining room and a modern fully-equipped kitchen with top-of-the-range appliances, 8 rooms (7 bedrooms and 1 office/library), 7 bathrooms, 1 guest toilet, 1 laundry room and a garage with capacity for 2 cars with storage room. A spacious and functional SPA with sauna and a 19.5 m<sup>2</sup> heated pool will be the cherry on the property. Ready for the best of luxury living, the magnificent property will also have 294 m<sup>2</sup> of covered and uncovered terraces, outdoor dining area, 68 m<sup>2</sup> infinity pool, 145 m<sup>2</sup> outdoor parking area, fully finished garden with natural grass, plants and automatic irrigation and enclosure walls in natural stone placed by hand with measurements of 400 m<sup>2</sup>.

Huge panoramic windows floor-to-ceiling will allow to enjoy the panoramic view in all its glory, to the picturesque surroundings and the sea. The luxury property comes with cold and hot air conditioning, underfloor heating, fitted wardrobes, double glazing, automatic blinds, sophisticated lighting solutions, many luxurious features and exquisite architectural elements which make this property truly spectacular.

As it is not a closed project, the client can decide and change to his taste with the builder the final design of the house.

Do not hesitate to contact us to visit the plot, learn more about the execution of the project and see other houses of the same style already built to appreciate the qualities and finishes in real life.

More information subject to petition.

## General

- Living Area: 907m<sup>2</sup>
- Plot: 3212m<sup>2</sup>
- Floors: 3
- Bedrooms: 8
- Bathrooms: 7
- Living rooms: 2
- Year of construction: XXXX
- Condition: soon to be built
- 1st line on the sea coast
- Sea view
- Mountain View
- Open views
- km. to the sea: 0,2
- km. to the city center: 4
- km. to the supermarket: 3
- Orientation: north
- Property Tax (€/year): 2400

## Outdoor

-  Pool
-  Climatized pool
-  Private garden
-  Sauna
-  Water well
-  Parking space
-  Storage room
-  Covered terrace
-  Terrace

## Indoor

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

## Additional

-  Security door