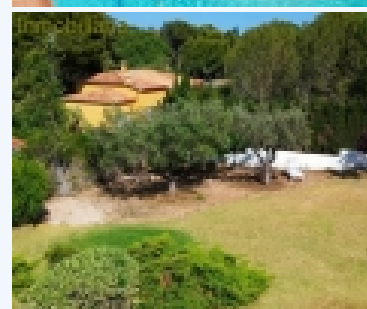


# 23514, MAGNIFICENT VILLA IN DENIA  
JUST 100 M FROM THE BEST BEACHES IN  
LAS ROTAS

For Sale. 937.000 €

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### Las Rotas, Denia, 03700, Marina Alta, Alicante

Magnificent villa situated in Denia, Costa Blanca, Alicante. Located just 15 minutes from Denia and all services and 100 m from the fantastic rocky beaches of Las Rotas. 10 km from the largest shopping center in the area and the Valencia-Alicante motorway. The property has a large living room, also has a small office and large windows overlooking a cozy and charming look. It is distributed over 2 floors. The ground floor consists of 3 bedrooms with access to the terrace, 2 bathrooms, a toilet, large kitchen with a laundry room on the side. The terrace on the ground floor are oriented one east and one west poolside. The first floor consists of 3 bedrooms (1 bedroom, an art studio and a recreation room) and 2 terraces, one facing east and one south. There is also a bathroom. At the front of the plot there is a large flat garden with lawn and trees. It also has room for pump and filter machines and large storage room. On the back, the kitchen gives access to the terrace and pool. The magnificent swimming pool is shaped asymmetrically. Beside the pool, there is a shaded area and propane tank. You reach this magnificent villa on a path of long and private entrance which starts in a wide area and ends with a closed parking space for two cars. Built with quality materials, carpentry lacquered aluminum with mosquito nets, ceramic tile floors, underfloor heating on both floors, etc.

#### BASE INFORMATION:

Bed : 6  
Bath : 3

#### LAND INFORMATION:

Square feet : 400  
Lot Size : 1234

#### BUILDING INFORMATION:

Number of Floors : 5

#### CONVENIENCE:

**General Amenities:** Gas Hot Water, Central Airconditioning, Skylights, Garden,  
**Landscape Amenities:** Irrigation System, Fruit Trees,

#### NEIGHBORHOOD:

Town center : 30 minutes by Car  
Hospital : 15 minutes by Walk  
Train station : 3 minutes by Walk  
Coffee shop : 5 minutes by Walk  
Beach : 4 minutes by Walk  
Exhibition : 6 minutes by Walk  
Super market : 10 minutes by Walk