

VFM7633Q

Price: 1,850,000€



-  **Villa**
-  **Denia**
-  **6 Bedrooms**
-  **5 Bathrooms**
-  **600m² Build Size**
-  **2885m² Plot Size**
-  **Pool: Yes**

Nestled on a large private plot surrounded by Mediterranean vegetation, this unique property in Las Rotas represents an exceptional opportunity in one of the most desirable areas of Dénia. Just 100 meters from the iconic coves of Las Rotas, known for their natural beauty, crystal-clear waters, and excellent areas for swimming, snorkeling, and enjoying the sea, this house combines privacy, space, and an unbeatable location. Within walking distance are some of the coast's most popular restaurants, and the center of Dénia is also a comfortable stroll away. The property stands out not only for its size and location, but also for the versatility of...



its spaces, with multiple independent constructions offering countless possibilities. Although it is in habitable condition, it is in need of a general renovation, making it an ideal option for those looking to create a custom home or make an investment with great potential for appreciation. The main villa, spread over two floors, offers spacious and bright rooms. On the ground floor, a generous entrance hall leads to an elegant living-dining room, a welcoming family room, a separate kitchen, two bedrooms, a large dressing room, a full bathroom, and a guest toilet. Upstairs, there are two additional bedrooms—one with an en-suite bathroom—a living room, and a guest toilet. This floor opens onto a large terrace with stunning views of the trees and the sea, a perfect place to relax at sunset or enjoy summer nights. In addition to the main residence, the property has three additional buildings. The first is a separate apartment with two bedrooms, a living-dining room, a kitchen, and a guest toilet, ideal for accommodating family, guests, or even as a tourist accommodation. The second building is a space designed for leisure and relaxation, with a living room with a fireplace, a charming library, and an impressive basement wine cellar, perfect for wine lovers. The third building, located next to the pool, offers a living room with direct access to a sauna, ideal for relaxing after a day at the beach or an active day outdoors. Dénia, with its castle, marina, and wide-ranging gastronomic offering, is a vibrant city full of life year-round. The Las Rotas area, in particular, is renowned for its natural charm, with a promenade bordering rocky coves and offering quiet spots to enjoy the sea, much appreciated by locals and visitors alike. This property has all the ingredients to become a spectacular family home, a dream second home, or a profitable investment in a prime location. A place with history, character, and all the potential to transform into something truly extraordinary.