

Denia Troies Las Rotas Attractive villa in a prime location with panoramic sea views, pool, summer kitchen and 15,000
bedrooms



The ready to move in 4 to 5 bedroom villa has been extensively renovated and now offers all the comforts of modern living on a double plot of 3,340 m². A highlight is the large outdoor kitchen with a pavilion that can be closed and the lounge corner next to the pool, with an overwhelming view over the roofs and lights of Denia, towards the sunset over the sea. Mediterranean life at its finest! The villa is quietly located above Las Rotas. Parking is available either in the garage or off-street on the property. On the ground floor you are welcomed in an impressive entrance area. On that floor there is a bedroom, bathroom, utility room, bodega and party room. Cozy winter evenings with friends are a must here! On the main living level, there are 2 guest rooms with bathrooms, slightly separated spatially. The main living area includes the master suite with bedroom, dressing room, bathroom, a winter garden that is used as an office and a second salon, a large, bright living/dining room and the adjoining kitchen, which also by the new owners probably will not be used very often - because outside there is a fully equipped summer kitchen with dining room, surrounded by garden and pool, overlooking the sea. Anyone who appreciates outdoor life will therefore cook and eat outside almost all year round. In the basement there is a large, open room with an adjoining bathroom. Ideal as a gym or as additional guest accommodation with 1 to 2 bedrooms. If you are looking for a comfortable, ready to move into villa in a prime location and also appreciate outdoor living, then this is THE property for you!

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Ref No:	De1195	Storeroom:		Sea View:	✓
Plot (m2):	3340	Garage:	✓	View to Mountain/Valley:	✓
Build (m2):	275	Heating:	✓	Distance to Beach:	3
Bedrooms:	4 - 5	Air Conditioning:	✓	Distance Village /Town:	2
Bathrooms:	4	Furnished:	✓	Communal Fees:	
Private Pool:	✓	Guest Apartment:		Energy Band:	
Communal Pool:					