



**VILLALINGO**

• REAL ESTATE •

Cami dels Lladres 5, Denia, 03700  
660 360 685

**Fabulous 2?Bedroom Villa with Sea Views in La Florida, Dénia  
Denia , Las Rotas**

**Reference : 835  
Price : 549 000,00 €**



**Build size. 230m<sup>2</sup>  
Plot size. 700m<sup>2</sup>**

Located in one of Dénia's most prestigious and tranquil coastal zones, this beautifully maintained villa sits just a 5?minute drive from the beach and 10 minutes from the town centre. Las Rotas is renowned for its protected coastline, scenic walking routes, and exclusive residential atmosphere — an ideal setting for year?round living or a high?value holiday home. Set on a generous 700 m<sup>2</sup> plot, the villa offers 230 m<sup>2</sup> of built space, thoughtfully distributed to maximise comfort, privacy, and natural light. Interior features include: • 2 spacious bedrooms • 2 well-appointed bathrooms • Bright living and dining areas • Fully equipped kitchen • Dedicated laundry room The layout is practical and inviting, with large windows framing the surrounding landscape and sea. The property includes two garages, providing secure parking, storage, or workshop areas — potential also exists for conversion of some or all of this space to provide a separate apartment. The exterior is designed for relaxation and entertaining, with: • A private swimming pool • Multiple terraces for sun and shade ...