

## Commercial Property for sale in Javea, Alicante

1,050,000€



**Business opportunity:** Unique property offering a commercial part, and a residential part already established. Located in Xabia / Javea, it is one of the most charming towns on the North Costa Blanca. It also offers beautiful beaches, coves, caves, and the emblematic Montgó mountain, which is part of the natural landscape of the area, with special prominence in this region.





This unique property, with a plot of 1773 m<sup>2</sup>, and a 500 m<sup>2</sup> property built on one floor offers a great opportunity for a buyer who wants to establish the same type of business, or even propose an alternative, for an investor who can see the potential it offers as it brings together on the same plot the possibility of having a business, and with an attached residential part.

The commercial part consists of a large indoor and outdoor dining area, a separate kitchen and toilets adapted for the public. The constructed area is 299 m<sup>2</sup>. Outside, there is a large terrace, a huge garden with many native plants, as well as a barbecue area and private parking.

The commercial part has been rented out as a restaurant for the last 10 years.

The residential part consists of 2 houses. Together they have a total area of 198m<sup>2</sup>. The houses consist of 5 bedrooms, 3 bathrooms, living rooms and kitchens. They require renovation.

The commercial and residential parts each have their own private space, entrance and parking spaces. There is also a private swimming pool which can be accessed through the garden.

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|--|---|--|
|  0 bedrooms                    |  3 bathrooms |  500m <sup>2</sup> Build size |
|  1,773m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Car access   |
| <input checked="" type="checkbox"/> Covered terrace  | <input checked="" type="checkbox"/> Dining room   | <input checked="" type="checkbox"/> Flooring tiles   |
| <input checked="" type="checkbox"/> Land flat  | <input checked="" type="checkbox"/> Land mostly flat  | <input checked="" type="checkbox"/> Office room  |
| <input checked="" type="checkbox"/> Patio enclosed   | <input checked="" type="checkbox"/> Patio open  | <input checked="" type="checkbox"/> Private entrance   |
| <input checked="" type="checkbox"/> Private terrace  | <input checked="" type="checkbox"/> Storage room  | <input checked="" type="checkbox"/> Terrace seats  |
| <input checked="" type="checkbox"/> Utility room   | <input checked="" type="checkbox"/> Wooden beams  |  |



Property marketed by Molino Villas Costa Blanca SLU

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