



## 3 bedroom Villa for sale in Denia, Alicante

500,000€

Fabulous Business & Lifestyle Opportunity in Las Rotas, Dénia Turnkey Restaurant with Owner's Apartment & Spectacular Montgó Views Tired of working for someone else? Ready to live and work by the sea? This is the one you've been waiting for A rare chance to own and run your very own restaurant in the prestigious Las Rotas area of Dénia — one of the most beautiful and desirable coastal stretches in all of Spain The restaurant is fully operational Licensed And packed with potential THE BUSINESS A Proven Success Story Step straight into a well-established, fully licensed restaurant with a strong local following and tourist appeal The interior is 94m<sup>2</sup> of welcoming dining space Your kitchen is professional fitted and ready to go no upgrades needed here! The bar is fully equipped and ready to serve! The terrace area is an expansive summer terrace ideal for al fresco dining, drinks and unforgettable sunsets and let's not forget the guest parking right outside Whether you're a seasoned restaurateur or an aspiring entrepreneur with a vision, this setup has everything you need to hit the ground running THE HOME Live Where You Work (But Feel Worlds Away) Upstairs, your own private 85 m<sup>2</sup> apartment awaits — perfect for recharging after a busy shift with 2 cozy bedrooms a spacious living room with a charming fireplace Fully furnished kitchen Bathroom Two balconies with sweeping views of the majestic Montgó mountain THE LOCATION Las Rotas, Dénia: Where Nature Meets Opportunity Set in a prime position just steps from the sea, this property is nestled in one of Dénia's most sought-after areas Las Rotas is known for its protected rocky coastline, crystal-clear waters, and laid-back Mediterranean vibe Locals and tourists flock here year-round — ensuring constant footfall and loyal clientele Enjoy direct access to the beaches, Hiking trails, Snorkeling spots and everything else this coastal paradise has to offer AT A GLANCE: Total area: 179 m<sup>2</sup> (Restaurant: 94 m<sup>2</sup> / Flat: 85 m<sup>2</sup>) Plot size: 641 m<sup>2</sup> All licences included — ready for immediate takeover Furniture, fixtures & equipment included Established reputation & regular clientele Private flat with Montgó views Dream location steps from the beach If you've been dreaming of running your own venture in the sun, this is your sign The combination of location, ready-to-go setup, and comfortable living space makes this an unmissable investment Schedule your viewing today — properties like this don't come around often Your new life in Dénia awaits

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|-----------------------------|------------------|------------------------------|
| 3 bedrooms                  | 0 bathrooms      | 180m <sup>2</sup> Build size |
| 641m <sup>2</sup> Plot size | Zonas Deportivas | BBQ                          |
| Garden                      |                  |                              |