



2



2



179m<sup>2</sup>



641m<sup>2</sup>

Ref: 0012037295

**500,000 €**

*Las Rotas ( Denia )*

In Las Rotas, one of the most exclusive and desirable areas of the Costa Blanca, lies this detached villa with a very special charm. This unique property combines the warmth of a cozy home with the versatility of a fully equipped, fully licensed restaurant, ready to open its doors from day one. Surrounded by nature and just 500 meters from Las Rotas Beach, the house offers the tranquility of a privileged setting while also being close to the center of Denia, located just two kilometers away. Its exterior features ample parking and a well-kept garden area that provides freshness, privacy, and that unmistakable Mediterranean feel. On the upper floor is the main residence, with two double bedrooms, a living-dining room with a fireplace inviting you to spend long evenings with the family, a separate kitchen, a full bathroom, and two balconies from which you can enjoy the sea breeze and views of the natural surroundings. The ground floor is used as a restaurant, equipped with a commercial kitchen and pantry, a barbecue with direct access to the garden, a bar, and a charming porch with a seating area that blends perfectly into the relaxed and sunny atmosphere of the Costa Blanca. The most interesting thing about this property is that it not only offers an immediate business opportunity but also a wide range of renovation possibilities. With a little updating, it can be transformed into a large home with a pool, two independent apartments for vacation rentals, or the house of your dreams, spacious, bright, and full of Mediterranean character. Denia, with its marina, 20 kilometers of coastline, its historic castle, and its renowned cuisine, declared a Creative City of Gastronomy by UNESCO, is one of the most vibrant and complete places to live or invest. Perfectly connected by road and ferry, and just an hour from Valencia and Alicante, it is a destination that combines authenticity, modernity, and quality of life year-round. This villa in Las Rotas is much more than a home: it's an opportunity to live, enjoy, and undertake one of the most beautiful corners of the Mediterranean.

