CASA VITALIDAD

A Home. A Business.
A Unique Way of Life



5 guest suites/ privat residence / Turnkey
Hospitality Business
18.300m² of land/ 450m² build area

A DAY AT CASA VITALIDAD

The day begins with the first rays of sunshine, a freshly prepared breakfast on the terrace and the peaceful surroundings of the Mediterranean landscape.

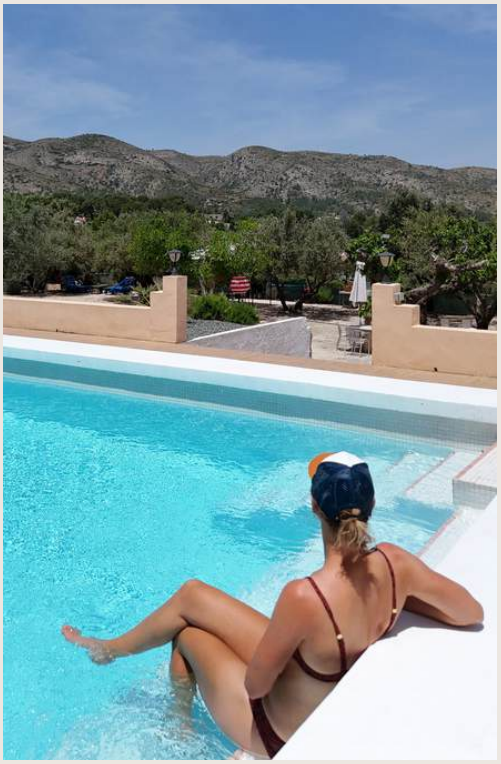
Here, everyone can set their own pace: relaxing by the pool, exploring the surrounding countryside or working in peace with inspiring views of nature.

Later in the day, guests can enjoy lunch in the outdoor kitchen, spend the afternoon by the pool or read a book beneath the olive trees in a hammock.

As evening falls, long dinners under the stars and the tranquillity of the surroundings provide the perfect end to the day.

Casa Vitalidad is a place where enjoying life, connecting with others and slowing down come naturally — for guests and future owners alike.





THE UNIQUE EXPERIENCE

PEACE AND HAPPINESS

Charm & Comfort

Casa Vitalidad is housed in a former bodega, combining historic character with modern comfort.

Guests enjoy peace, nature and panoramic views across the surrounding mountains





AN OASIS OF PEACE & ATMOSPHERE

Peace, Space & Nature on 18.300 m2 land









CASA VITALIDAD







SUITES WITH CHARACTER



- 5 luxury guest suites
- Ensuite bathrooms
- Air conditioning
- Dedicated workspaces
- Panoramic mountain views






SUNSET
AT THE BEACH

Every room has its own unique atmosphere & style







SPACE TO COME TOGETHER

Casa Vitalidad offers a variety of welcoming communal spaces where guests can meet, relax and enjoy their stay.

From the outdoor kitchen and patio to the cosy indoor dining area, every space invites people to come together.

A quiet co-working space also provides everything guests need to work undisturbed during longer stays or workations.







A true feeling of home



Patio & Outdoor Kitchen







OUTDOOR LIVING



Outdoor living is at the heart of Casa Vitalidad.

The swimming pool with panoramic mountain views and the beautifully landscaped garden, with its many places to sit and relax, invite guests to enjoy the Mediterranean lifestyle at their own pace.









Surrounded by the beauty of nature

Set on a property with approximately 200 olive trees





WORK WHERE OTHERS COME FOR HOLIDAY

Casa Vitalidad offers the peace and space to work productively without compromising on comfort or relaxation.



- Fast and reliable internet
- Multiple quiet workspaces
- Indoor and outdoor working areas
- Ideal for longer stays





A PERFECT LOCATION FOR RETREATS



- Yoga & mindfulness retreats
- Coaching & training groups
- Creative workshops



PRIVATE LIVING WITH COMPLETE PRIVACY



Casa Vitalidad combines an established hospitality business with a fully separate private residence.

With its own entrance, spacious kitchen-diner, living room, bedroom, bathroom and enclosed private garden of approximately 400 m², the owners can enjoy exceptional comfort and complete privacy.





Spacious Kitchen-

The generous kitchen-diner forms the heart of the private residence and is fully equipped for comfortable everyday living.

The modern kitchen features a large fridge-freezer, oven, five-burner gas hob, double sink and a water filtration system providing fresh filtered drinking water.



The kitchen is also equipped with an intercomsystem, allowing the entrance gate to be opened easily and securely from a distance for arriving guests.



Spacious bedroom with ensuite bathroom





Fully equipped bathroom



Private Garden

Low-maintenance enclosed garden with views
across the surrounding mountains.





A PRIME LOCATION IN THE PROVINCE OF VALENCIA

Just 1 hour from Valencia & Alicante

- 2 km from Ontinyent
- Close to natural areas
- Extensive walking and cycling routes
- Near the wine region known as “the Tuscany of Valencia”
- Close to historic towns and cities







WHY GUEST KEEP COMING BACK

Guests value Casa Vitalidad for its tranquillity, beautiful views and the combination of comfort and genuine hospitality.







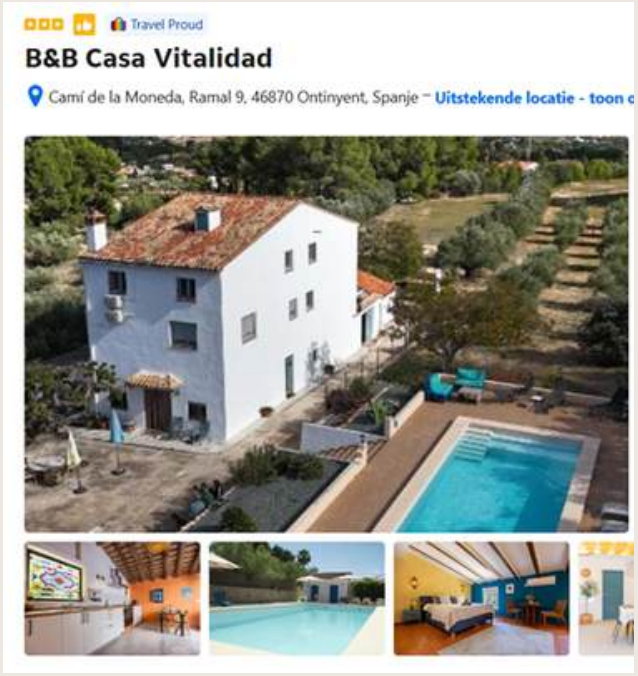


AN ESTABLISHED BUSINESS WITH GROWTH POTENTIAL

Casa Vitalidad is offered as a turnkey hospitality business.

- All-season business
- Guest review score: 9.4 (120 reviews)
- Google rating: 4.9 (109 reviews)
- Multiple booking platforms
- Ongoing partnership with tour operator BY JUNE
- Retreats and workations
- Opportunities to broaden the target market
- Further growth potential

Detailed revenue figures, occupancy rates, business information and other financial documentation are available to serious prospective buyers following an initial introduction.



PROPERTY LAYOUT

Ground floor

The ground floor welcomes guests with a spacious entrance and stylish reception area, complete with information materials and a large wine climate cabinet for showcasing local wines.

The fully equipped kitchen forms the heart of the property. On the other side of the kitchen is a practical utility room with ample storage space and an additional toilet.

The inviting living room, with its pellet stove and French doors opening onto the outside, provides a warm and welcoming living space.

The generous master bedroom also features French doors and a luxurious ensuite bathroom with bathtub, walk-in shower and double washbasin.

A multifunctional room offers plenty of flexibility and can be used as a workspace, reading room, dining area or relaxation space.

Outdoor living comes fully into its own in the covered patio, which flows seamlessly into the spacious outdoor kitchen with traditional BBQ/paellero — a wonderful setting where guests can gather and enjoy long Mediterranean evenings.

First floor

The first floor features three comfortable guest suites, accessed via the central landing which continues towards the second floor.

The generous master suite offers a luxurious stay with a spacious ensuite bathroom and beautiful views across the swimming pool and surrounding mountains.

Two additional guest suites are also located on this floor, both with stylish ensuite bathrooms.

With its peaceful atmosphere, comfort and high-quality finish, this floor offers guests a relaxing and carefree stay.

Second floor

The second floor accommodates two generous guest suites, designed with comfort, tranquillity and privacy in mind.

Both suites feature spacious ensuite bathrooms, comfortable seating areas and beautiful views of the surrounding countryside, allowing guests to fully unwind.

This floor also includes a practical technical and storage room.

Each guest suite has its own electric water heater, ensuring a reliable supply of hot water at all times.

All suites are equipped with energy-efficient heating and cooling air conditioning with a smart motion-detection system, helping to maintain efficient energy use.

Each suite has its own character and stylish interior, with careful attention to comfort and atmosphere.

A place where guests feel at home from the moment they arrive — and are happy to return to.



Outdoor space

Casa Vitalidad is surrounded by approximately 18,300 m² of beautifully landscaped grounds, where peace, nature and Mediterranean outdoor living come together.

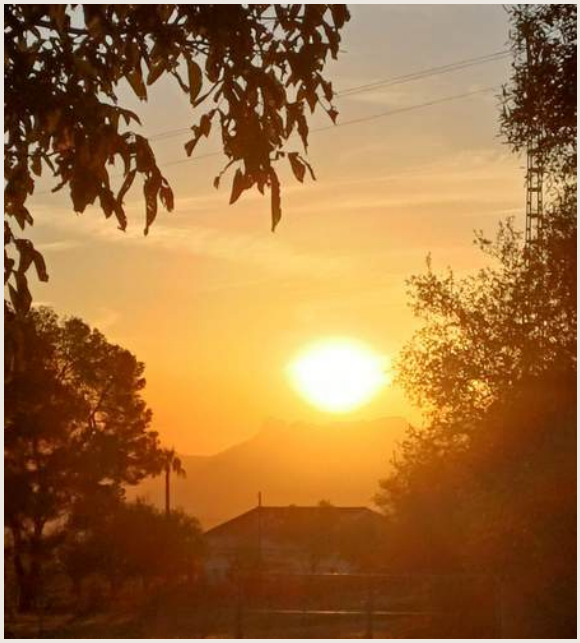
Multiple terraces, comfortable lounge areas and generous gardens with approximately 200 olive trees, a beautiful old fig tree, lemon trees and walnut trees create a unique setting to enjoy throughout the day.

At the heart of the property is the swimming pool, with panoramic views of the surrounding mountains and plenty of space for sunbathing and relaxing.

Guests also benefit from ample private gated parking, together with practical facilities including a pool house, outdoor shower and toilet.

The grounds offer a high degree of privacy and include a substantial area that is currently unused, providing interesting possibilities for future use, subject to the relevant permissions. Potential ideas include leasing the land and/or olive grove, creating a vegetable garden, keeping animals or exploring other recreational or business uses.

Adjacent to the private residence is a fully enclosed private garden of approximately 400 m², allowing living and business operations to coexist comfortably while maintaining complete privacy.





KEY FEATURES AND HIGH-QUALITY AMENITIES

Highlights

✔️ Fully operational turnkey B&B with licences
✔️ 450 m² floor area on 18,300 m² of private land
✔️ Exceptionally well maintained
✔️ Completely separate private residence
✔️ Immediate operating potential with opportunities for future growth

Technical features of the house

- Floor area: 450 m²
- Plot: 18,300 m²
- Built in 1978
- Updated and modernized in 2021
- Turnkey and exceptionally well maintained
- Full rental licences for both short- and long-term stays
- Urbanisable land
- Connected to mains water and electricity
- 13 solar panels (5.6 kWp) and energy-efficient pellet stove
- Heating and cooling air conditioning in all guest suites and private residence
- PVC frames with double glazing, shutters and musquito screens
- Swimming pool (11 × 4 m) with outdoor shower and toilet
- Starlink high-speed internet
- Electric entrance gate and electronic access codes for all guest suites
- Six private parking spaces
- Drinking-water filtration systems in both kitchens
- New EU-approved wastewater treatment system (2025), replacing the former septic tank
- Multiple storage and utility areas
- Professional photography and drone footage available for marketing purposes
- Sold fully furnished, excluding furniture in the private residence

FLOOR PLANS

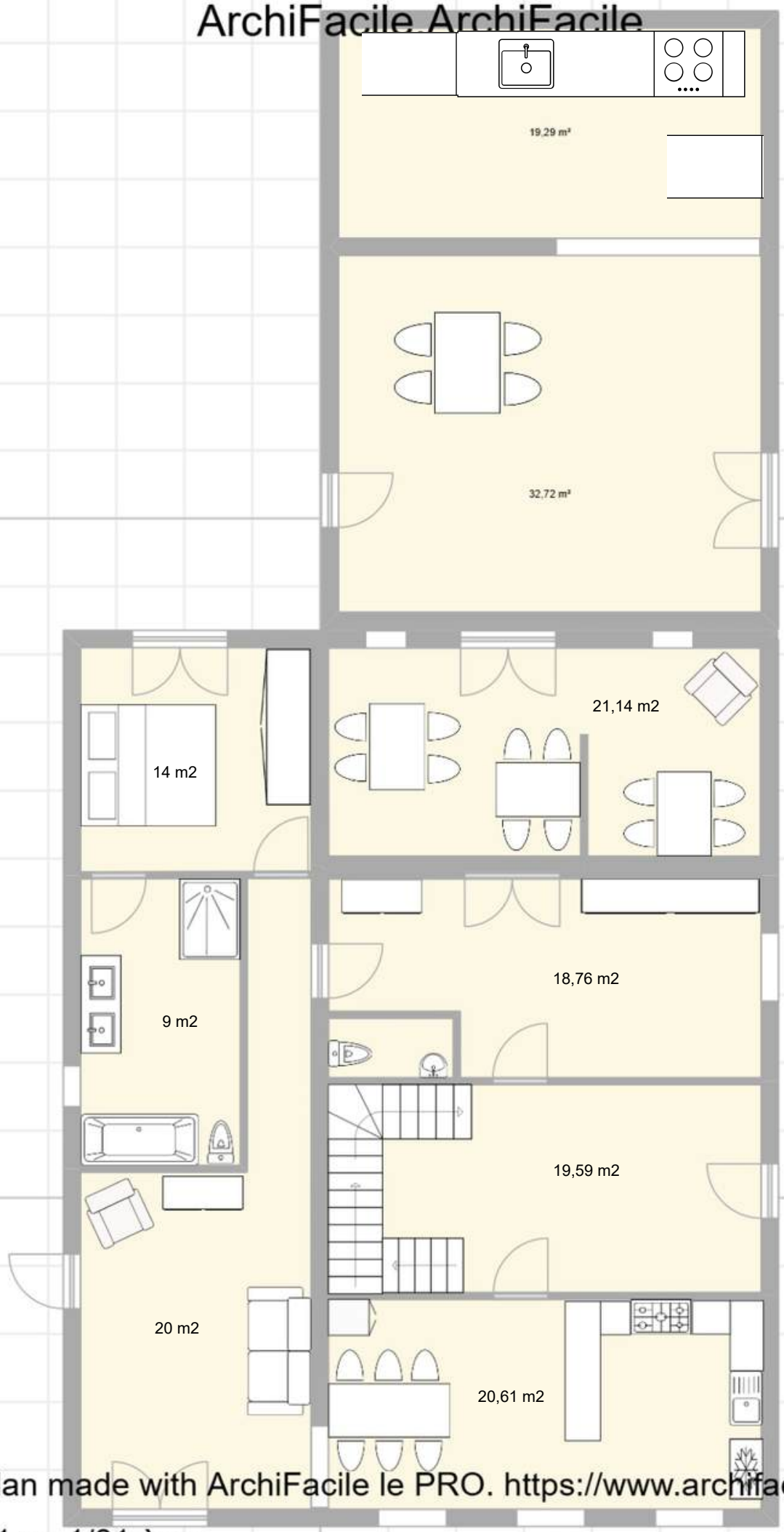
The following pages show the floor plans for the ground floor, first floor and second floor.

They provide a clear overview of the rooms, dimensions and layout, giving prospective buyers a complete picture of the configuration and possibilities of Casa Vitalidad.



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Ground Floor



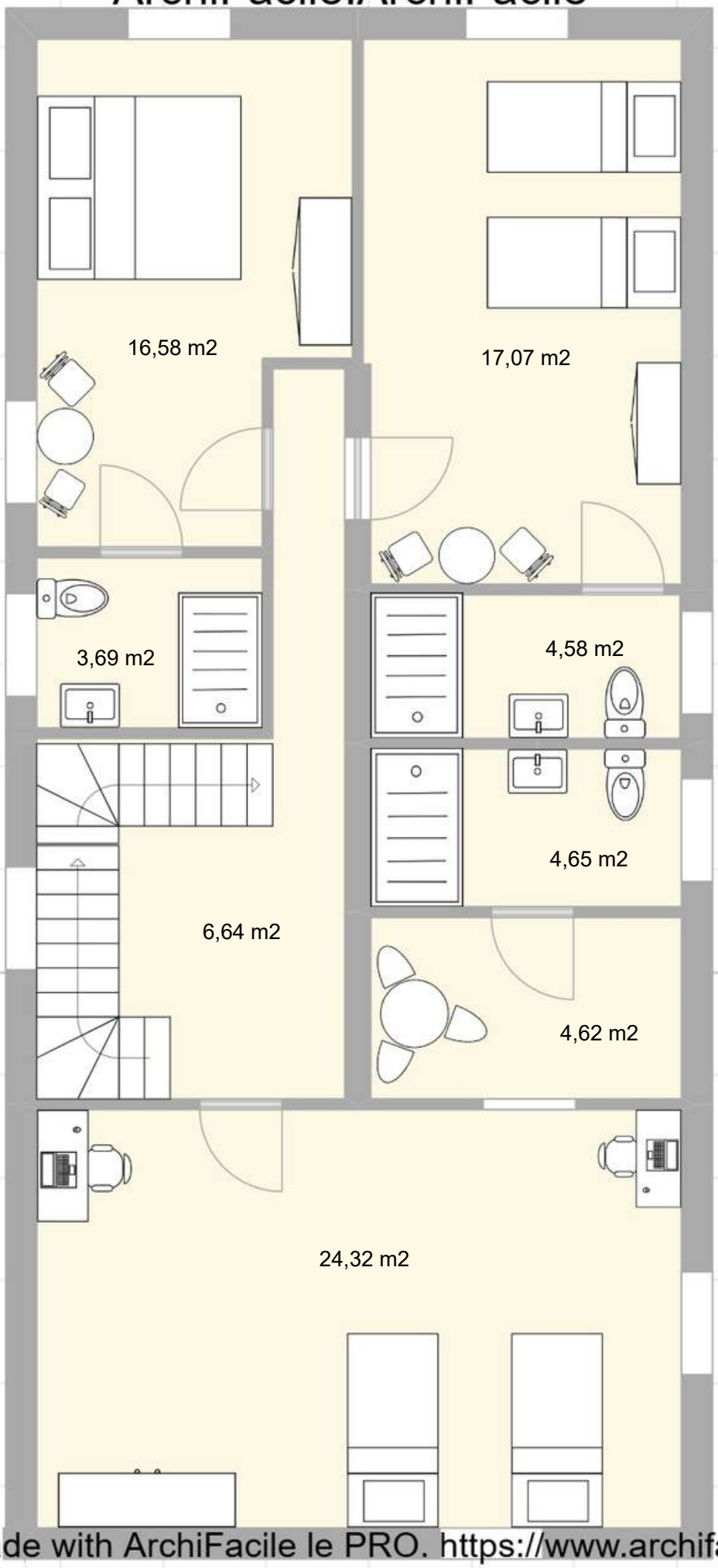
Plan made with ArchiFacile le PRO. https://www.archifacile.fr/

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First Floor



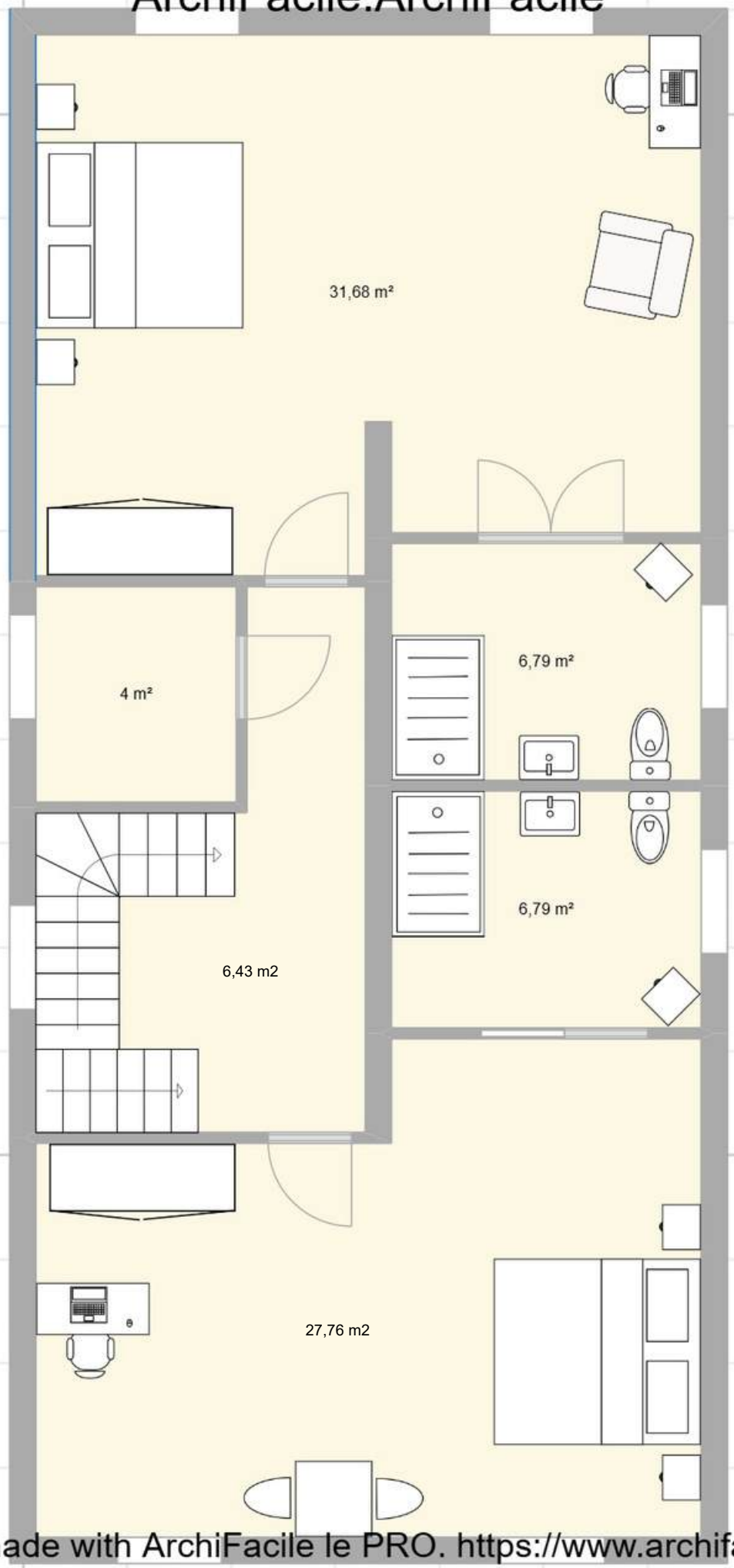
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Second Floor



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A UNIQUE OPPORTUNITY TO LIVE & RUN A BUSINESS IN SPAIN



Casa Vitalidad offers a unique opportunity to combine living, business and quality of life in a truly special location in Spain.

Interested in finding out more or arranging a viewing?
We would be delighted to hear from you.

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Detailed information and financial figures are available upon request.