

CBR5522
Rosas Santa Margarita
830000 EUR

 403 m²

Bar-restaurant in full operation on 625 square metre plot, strategically located just 350 meters from the beach of Santa Margarita, a very busy and touristic area, perfect to attract both residents and tourists. With a total area of 403 m², this spacious premises stands out for its multiple areas and capacity. Main features: Large outdoor terrace: With capacity for between 120 and 150 people, perfect for enjoying the good Mediterranean climate and with a lot of potential for events or to take advantage of the constant flow of customers during the high season. Three interior rooms: Room 1: 50 m². Room 2: 35 m². Room 3 (on the top floor): 70 m², with access to a 14 m² terrace. Between the three rooms, 90 people can be comfortably accommodated, which allows to adapt to different types of clients and events. Professional kitchen: Fully equipped, with 35 m². Warehouse/Garage: Additional space that provides functionality, either for storage or for vehicles. Bathrooms: The premises has two toilets for customers and a full bathroom with shower for staff, ensuring comfort and regulatory compliance. Double Entrance: One for customers and one for staff. Lodging: This business comes with two living quarters: Apartment: With one bedroom, living-dining room, kitchenette and full bathroom. Studio: Living room with kitchenette and bathroom. Both offer the possibility of being used as the owner's residence or as tourist accommodation. Private patio: At the rear, there is an 80 m² patio with barbecue, an outdoor space that can be adapted as a rest area, for extra storage or even as an expansion of the restaurant. One of

the most outstanding features of this property is the possibility of being able to build a block of apartments with 5 floors plus subway. This expansion option opens up great opportunities for future projects, such as the expansion of the restaurant, the construction of apartments, or even the creation of a small hotel or tourist complex. This bar-restaurant is an incredible opportunity for investors or entrepreneurs in the hospitality sector, as it is perfectly prepared to start working immediately. The proximity to the beach, its large capacity and the advantage of having adjoining houses make this place an exceptional option. Do not miss the opportunity to acquire this magnificent business in a privileged location!

Belangrijkste kenmerken:

Goede conditie

Entorno:

Bekeken:

Kenmerken - Algemeen:

Kenmerken - Interieur:

Kenmerken - Buitenkant:

Kamers: