



## **Fully operational bar-restaurant or 625 square metre plot with the possibility of building a 5-storey building plus a basement, 350 metres**

Bar-restaurant in full operation or 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 m<sup>2</sup>, 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 m<sup>2</sup>.

Room 2: 35 m<sup>2</sup>.

Room 3 (on the top floor): 70 m<sup>2</sup>, with access to a 14 m<sup>2</sup> 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 m<sup>2</sup>.

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 m<sup>2</sup> 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.

Transaction	Sale
Category	Business premise
Surface area	403 m <sup>2</sup>
Bathrooms	5 toilets
Air conditioning	Yes

830.000 €



