



# Terrein te koop in Guardamar del Segura, Guardamar del Segura

405.000 €

Referentie: MS36381 Slaapkamers: 1 Badkamers: 2 Plotgrootte: 243m<sup>2</sup> Perceelgrootte: 213m<sup>2</sup>





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## Costa Blanca South, Guardamar del Segura

REFERENCE: 020

### Property information

#### Business Description:

An iconic establishment with elegant, royal-inspired decor, ideal for both morning coffee and specialty dining.

It features a large outdoor terrace with unobstructed views of the promenade, very inviting during good weather.

Spacious interior with a bar area, high and low tables, and a welcoming atmosphere, ideal for locals and tourists.

#### Acquisition Opportunity:

This establishment is located in one of the busiest and most touristic areas of Guardamar del Segura, very close to the beach and the promenade.

Large and flexible seating: perfect for coffee, breakfast, brunch, tapas, and light dinners.

Fully equipped: furniture, kitchen, refrigerated area, and valid business license. Ready to continue operating upon purchase.

#### Target Audience:

Local residents of Guardamar, national and international tourists, and a growing expat community.

Ideal as a first investment for restaurateurs, as well as for expanding an existing business with a sophisticated focus.

#### Key advantages:

Excellent location, surrounded by residential areas, hotels, and leisure areas.

Ready-to-use facilities: save time and start-up costs.

Expansion opportunity: possibility of including events, live music, or converting it into a gastro-bar.

#### Conditions of sale:

Transfer with all stock, damages and profits included.



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Immediate availability for viewings and transparent and agile negotiation.

Contact us for more information: Available for viewings. We will answer your questions with complete transparency.

Invest in an established business with personality, an excellent location, and appeal to all types of customers: Café Royal awaits you!

VIDEO