



## Lokaliteter til salg i Alicante, Alicante

690.000 €

Reference: MS39201    Soveværelser: 5    Badeværelser: 3    Byg Størrelse: 364m<sup>2</sup>





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## Costa Blanca South, Alicante

Located just minutes from the centre of Alicante, this is a rare investment opportunity combining immediate business profitability with significant residential development potential.

A fully operational restaurant with strong turnover is offered for sale, together with an approved building feasibility project – making this asset attractive both for hospitality investors and property developers.

### The Asset – Fully Operational Commercial Premises

The restaurant is sold as seen in the photographs (excluding sculptures and selected electrical appliances), fully equipped and ready to continue trading without interruption.

With a total built area of 361 m<sup>2</sup> (360 m<sup>2</sup> usable), the layout has been carefully designed to deliver a premium dining experience:

Two private dining rooms

Dedicated wine cellar

Two outdoor terraces

Impressive 40-metre bar

Fully equipped industrial kitchen



1 bedroom with private terrace

3 restrooms (one adapted for reduced mobility access)

Air conditioning system (hot & cold)

Capacity for approximately 150–200 guests

Situated at street level in a 1997 building, the premises are in good condition and strategically positioned in a high-demand area close to the city centre.

An ideal opportunity for investors seeking an established hospitality business in Alicante.

#### Development Opportunity – Building Potential

Beyond its current commercial use, the property also offers compelling urban development possibilities.

Plot details:

Total plot size: 395 m<sup>2</sup>



Façade: 7.5 linear metres

Buildable depth: 15 linear metres

Potential to construct up to 5 residential units:

Ground floor

Three upper floors

Set-back penthouse

Each unit could include an underground parking space.

Estimated buildable area per floor: approximately 112.5 m<sup>2</sup> (excluding common areas).

Estimated penthouse size: approximately 90 m<sup>2</sup>.



This represents a strategic acquisition for developers seeking urban land with strong feasibility in a consolidated area of Alicante.

#### A Dual Investment Strategy

- ✓ Immediate income through hospitality operation
- ✓ Long-term capital appreciation through residential development

Few assets offer this level of flexibility and scalability in one of the Mediterranean's most dynamic cities.

Contact us for further information or to arrange a private viewing.

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## Funktioner:

Opbevaringsrum

Terrasse