

## 5 chambre Autre à vendre dans Torrevieja, Alicante




320.000€








**NEGOCIO EN VENTA**  
**POR JUBILACIÓN**  
**16,74%**  
 RENTABILIDAD NETA ANUAL  
 Además de un salario adicional si  
 elige trabajar en el negocio

**BUSINESS FOR SALE**  
**DUE TO RETIREMENT**  
**16,74%**  
 NET ANNUAL RETURNS  
 Plus an additional salary should you  
 choose to work in the business  
 yourself

**BUSINESS FOR SALE DUE TO RETIREMENT – UNIQUE OPPORTUNITY IN TORREVIEJA** For sale due to retirement: a prestigious language school with 35 years of uninterrupted operation in the heart of Torrevieja. A fully consolidated business with a loyal and stable client base, an excellent reputation, and official Cambridge Examination Centre status, ensuring a constant flow of students and a strong competitive advantage. ? High profitability: 17% net annual return Ideal for investors or professionals in the education sector. The business offers a proven and verifiable profitability well above market averages, with all accounts transparent and up to date. ? Includes property in central Torrevieja The sale includes full ownership of the premises (originally an apartment, now adapted and licensed as an educational centre). The area has a market value of approximately €2,100 per m<sup>2</sup>, making this a double investment: ✓ a highly profitable business ✓ a valuable property in a prime location ? All licences and permits in order – turnkey transfer All authorisations and documentation up to date Business currently active and fully operational Possibility of transitional support if desired Includes full client portfolio and ongoing contracts ? Exceptional location Situated right in the centre of Torrevieja, surrounded by services, schools, public transport and high foot traffic. ? Contact us for more information, to receive the detailed profitability report, or to arrange a visit. A unique opportunity to acquire a stable, profitable business with decades of prestige in the city.

-  5 chambres
-  Veranda
-  Elevator

-  1 salle de bains
-  Near bus route
-  Fully furnished

-  81m<sup>2</sup> Taille de construction
-  Aircondition, Split system