

## 1 soverom Forretningseiendom til salgs i Villamartin, Alicante

110.000€



We are pleased to present a rare opportunity to acquire a fully operational and well-established Italian restaurant, successfully trading since 2021 and enjoying an outstanding reputation, reflected in its excellent ratings of 4.8 on Google and 4.6 on TripAdvisor. This is not just a business, but a carefully crafted concept that combines authenticity, quality, and atmosphere.

The restaurant is built around a philosophy that resonates deeply with its clientele: inspired Italian cuisine, handmade fresh pasta, the finest ingredients, and above all, a warm hospitality that makes every guest feel truly at home. This identity has allowed the business to develop a loyal customer base and a strong presence both locally and online. The premises offer approximately 220 m<sup>2</sup> of space, including inviting indoor and outdoor dining areas. With seating for around 80 guests—approximately 40 inside and 40 distributed across covered and open terraces—the restaurant provides a versatile and attractive setting for year-round operation. The interior is fully furnished and tastefully equipped, while the terraces add a relaxed Mediterranean charm that enhances the overall dining experience.

The property is offered as a complete turnkey solution, including all furniture, professional kitchen equipment, and installations. It features air conditioning throughout, an integrated sound system with speakers, two guest bathrooms (one adapted for reduced mobility), as well as a separate staff bathroom, ensuring both comfort and compliance. From an investment perspective, the terms are equally appealing. The transfer price is set at €110,000, with a monthly rent of €1,500 plus VAT and community fees of approximately €120 per month. The property tax (IBI) is covered by the landlord, and the lease contract is established for a duration of five years, providing stability and security for the incoming operator.

This is an exceptional opportunity for an experienced restaurateur or investor seeking a seamless entry into a proven and profitable concept, in a desirable location with an established reputation. Opportunities of this calibre, combining operational readiness, strong branding, and an inviting atmosphere, are increasingly rare.

 1 soverom

 3 bad

 220m<sup>2</sup> Bygg størrelse