















## Commercial Property for sale in Mojácar, Almería

1,050,000€



We present an exceptional property for sale, currently operating as an emblematic restaurant on the seafront promenade of Mojácar, with panoramic views of Las Ventanicas beach. Beyond being an unrivalled investment opportunity in the gastronomic sector, this property has all the necessary permissions to be converted into a luxury villa, offering versatility and unique possibilities in one of the most prestigious tourist destinations in Andalucía.. . The reasons we consider for investing in this business are: . - Privileged Location: Situated in the heart of Mojácar, directly on the seafront promenade and in close proximity to prestigious residential areas and hotels.. - Structure and Design: With 230 m<sup>2</sup> of construction housing indoor dining areas and a 90 m<sup>2</sup> glazed terrace with stunning sea views.. - Reputation and Versatility: While having built a solid reputation in the local dining scene, the property is ready to be transformed into a luxury villa, adapting to the visions and dreams of its future owner.. - State of the Art Equipment: Equipped with a modern kitchen, bar area, cold rooms and service areas, ready to operate or to renovate according to usage preferences.. . Property characteristics:.. - Total area: 230 m<sup>2</sup> constructed.. - Glazed terrace: 90 m<sup>2</sup>.. - Rooms: 6.. - Bathrooms: 3.. - Year of construction: 1971, with notable renovations in 2014.. - Additional equipment: Air conditioning, alarm system, smoke vent and fully fitted kitchen.. - Outside area: Landscaped garden with parking.. . Surroundings and Location:.. Nestled in the picturesque village of Mojacar, recognised as one of the most beautiful villages in Spain. Within walking distance to exclusive residential areas, hotels, golf courses, shops and supermarkets. Strategically located minutes from neighbouring towns and 50 minutes from Almeria airport.. Transaction Details:.. The sale price does not include taxes and associated expenses. All necessary informative documentation will be provided in accordance with Decree 218/05.. . Conclusion:.. This is a unique opportunity to acquire not only a renowned gastronomic establishment, but also a property with immense potential to be transformed into a luxury beachfront villa. Request a viewing and discover all the possibilities this property has to offer..

-  0 bedrooms
-  1,387m<sup>2</sup> Plot size
-  Terrace
-  Air-Conditioning
-  Water
-  Terrace
-  Alarm Fire

-  0 bathrooms
-  Locker Room
-  Storeroom
-  Prime line of the beach
-  Pergola
-  Garden
-  Residencial

-  230m<sup>2</sup> Build size
-  Solarium
-  Furniture
-  Light
-  Parking
-  Vistas al mar



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