

## 0 Bedroom Commercial premises for Sale in Callosa De Segura

1,400,000€



**Unbeatable Strategic Location:** Just 5 minutes from Callosa de Segura and with direct access to the highway, ensuring a constant flow of customers and perfect logistics.

An emblematic and spacious restaurant with a current license is for sale, a true gem ready to open its doors from day one. The establishment features three magnificent halls totaling 860 square meters with capacity to comfortably serve 400 diners, ideal for large events, celebrations, and banquets. The sale includes absolutely everything: industrial cold rooms, high-quality counters and bars, furniture, professional kitchens, complete tableware, and all mandatory and updated security systems. This is an investment with no need for renovations.

**Unique Added Value:** Just above the restaurant, THREE independent properties are included, perfect for the owner's residence, management staff, or for generating extra rental income. Each apartment is approximately 115 square meters and features 3 spacious bedrooms.

This complex is not just a business; it is a diversified investment platform thanks to its impressive total land area of 8804 square meters. Of this surface, 4595 square meters belong to urban land with potential for immediate construction, 1163 square meters are developable land for short/medium-term development, and 3046 square meters correspond to common non-developable land, which ensures a guaranteed environment and privacy. Three immediate avenues for profitability open up: operating the restaurant and events at full capacity, generating income by renting the 3 residential homes, or investing in real estate development on the ample urban land available.

Do not miss this unique opportunity to acquire a turnkey business with unparalleled real estate development potential in one of the best locations in the area. Contact us today to arrange a private viewing and discover the magnitude of your future investment.

- 1m<sup>2</sup> Build size
- 8,804m<sup>2</sup> Plot size