



## TRESPASSE - 2-storey shop in Albufeira Marina



### Agenten-Info

|                         |                      |
|-------------------------|----------------------|
| Name:                   | VAP Real Estate      |
| Name der Firma:         |                      |
| Land:                   | Portugal             |
| Erfahrung seit:         |                      |
| Art der Dienstleistung: | Immobilien verkaufen |
| Spezialgebiete:         |                      |
| Art der Immobilie:      | Wohnungen            |
| Telefon:                |                      |
| Sprachen:               | Portuguese           |
| Webseite:               |                      |

### Anzeigen-Details

|                |               |
|----------------|---------------|
| Immobilie für: | Mieten        |
| Preis:         | USD 203,939.8 |

#### Standort

|                       |                           |
|-----------------------|---------------------------|
| Land:                 | Portugal                  |
| Staat/Region/Provinz: | Faro                      |
| Stadt:                | Albufeira                 |
| Adresse:              | Albufeira e Olhos de Água |
| Veröffentlicht:       | 29.04.2025                |

#### Beschreibung:

Unique opportunity for transfer!

2-storey shop located in the prestigious Albufeira Marina, one of the most touristic and busiest areas of the Algarve.

Currently operating as a restaurant, this property is ideal for those looking to invest in a ready-to-operate space, with excellent visibility and a constant flow of visitors throughout the year.

#### Premium Location:

Inserted in the Albufeira Marina, an area of enormous tourist affluence and vibrant environment, perfect for businesses related to restaurants or commerce.

#### Functional and Versatile Space:

Useful area of 220 m<sup>2</sup>, distributed over ground floor and first floor, providing ample possibilities of use.

#### Private Terraces:

Benefit from 38 m<sup>2</sup> of terraces spread over two floors and 39 m<sup>2</sup> of terrace on the marina deck, offering an irresistible outdoor environment for customers.



## Equipped kitchen:

Fully functional, ready-to-use kitchen, ideal for restaurant, snack bar, café or other gastronomic concept.

## Smart Configuration:

- Ground floor with restaurant space, 2 guest bathrooms and terrace at the door.
- First floor currently used as an apartment (1 bedroom and 1 bathroom), which can be integrated into the business or used as accommodation or office.
- Panoramic Views: The upper floor provides a magnificent view over the Albufeira Marina, a real differential to attract and retain customers.

## Business Potential

Located in a privileged location, this space allows multiple valences, and can continue to be explored in the restaurant area or be adapted to new commercial concepts that benefit from the intense traffic of the marina.

The Albufeira Marina is one of the most emblematic tourist attractions in the Algarve, attracting thousands of national and international visitors, which guarantees a high potential for profitability throughout the year.

Transfer value - 180.000

Monthly rent - 1500

VAP163091

- REF: VAP163091

Neu: Nein

## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 1                  |
| Badezimmer:              | 2                  |
| Fertige m <sup>2</sup> : | 220 m <sup>2</sup> |

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: VAP163091



# IMLIX

**IMLIX Immobilienmarkt**

<https://www.imlix.com/de/>

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