



Trespasse – Restaurant Space in the New Heart of Aveiro



Information de l'agent

Nom:	Teresa Vargas
Nom de compagnie:	Invesquart - Investimentos Imobiliários SA
Pays:	Portugal
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	https://terracosdequarteira.com

Détails de l'annonce

Propriété à:	Louer
Prix:	USD 69,235.8

Location

Pays:	Portugal
État/Région/Province:	Aveiro
Ville:	Aveiro
Soumis:	24/03/2026

Description:

We present a unique opportunity for those looking to invest in restaurants in one of the fastest growing and most valuable areas in Aveiro.

Located in the Novo Coração de Aveiro, just a few minutes walk from the city center and surrounded by all essential services, this space benefits from a dynamic environment and in strong development. With more than 700 new housing and tourist dwellings under construction nearby, the influx of residents and visitors promises to transform this area into a new hub of life and commerce in the city.

The space stands out for its modern, bright and welcoming atmosphere, ideal for creating a differentiated restaurant concept with its own identity.

Space Features:

87 m² on the ground floor
35 m² mezzanine



Approximate seating capacity of 60
Potential to create a terrace
Versatile environment that allows for various restoration concepts

This space adapts perfectly to different projects, such as:
Pizzeria & Cocktail Bar
Tasca Serrana Traditional cuisine
Pastry, Snack and TakeAway
Contemporary restobar with art, music, and cocktails

Support area warehouse:
45 m² fully functional
Equipped with fridges, freezers, sinks and preparation area
Possibility of installing a second support kitchen
Monthly rent: 565 restaurant and 357 warehouse store)

If you are looking for a turnkey business, with identity, strategic location and high growth potential, this is the ideal opportunity to bring your next restaurant project to life.

Let's talk and shape your next success in Aveiro.
- REF: RP-1525

Commun

Salle de bains: 2
Pied carré fini: 122 m²

Lease terms

Date Available:

Contact information

IMLIX ID: RP-1525

