



## Unique investment opportunity in the heart of Mérida!



### Informazioni sull'Agente

Nome:	António Pereira
Nome della ditta:	ITHLUX
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 360,110.27

### Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Extremadura
Città:	Badajoz
Pubblicato:	12/05/2025

### Descrizione:

Unique investment opportunity in the heart of Mérida!

In the heart of the historic center of Mérida, we present this magnificent two-storey building with 447 m<sup>2</sup> built, ideal for both residential and commercial use. A versatile, refurbished property with history... and ready to continue generating profitability from day one.

On the ground floor, the property houses a fully functioning restaurant with capacity for 52 diners, distributed in several cozy spaces. It has a valid license, which allows it to continue with the activity without interruptions. The area is very busy, both by residents and tourists, which ensures excellent visibility and constant flow of customers.

The upper floor, completely open plan after a comprehensive renovation, offers multiple possibilities: from the creation of a home with up to 4 bedrooms and 2 bathrooms, to the adaptation for tourist rental, professional offices, coworking or even a small boutique hotel. The electrical installation, plumbing and roof covering have been completely renovated, guaranteeing the safety and efficiency of the property.

In addition, this floor has a private terrace of approximately 8 m<sup>2</sup>, ideal for enjoying the outdoors in the heart of the city.



A property that stands out not only for its privileged location, but also for its enormous potential for profitability and revaluation.

Are you looking to invest in a building in the center of Mérida with a restaurant license, residential space and all renovated?

This is your chance. Contact now and find out why this property may be the next big thing in your portfolio.

- REF: ITH3531

Nuovo: No

## **Comune**

Camere da letto: 5

Bagni: 2

Finito piedi quadrati: 372 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: ITH3531

