



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 923,019.24

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Aveiro
Plaats:	Ilhavo
Geplaatst:	31-03-2026

### Omschrijving:

Unrivaled Business Opportunity: Premium Beachfront Restaurant & Venue with Panoramic Views – Praia da Barra, Portugal.

### Property Description:

A High-Yield Investment in the Most Iconic Coastal Location of the Aveiro Region.

We are proud to present a truly exceptional investment opportunity in the heart of Praia da Barra. This established restaurant and cafeteria, strategically located on the South Pier Promenade (Paredão do Molhe Sul), is more than just a business; it is a unique geographic landmark where the Ria de Aveiro meets the Atlantic Ocean, under the gaze of Portugal's tallest lighthouse.

### The Ultimate Competitive Advantage: An Exclusive First-Floor Venue

The crown jewel of this property is undoubtedly its first-floor dining and event hall. This glass-enclosed space offers a visual experience that is simply unmatched:

**Breathtaking, Uninterrupted Views:** A 360° panoramic vista over the infinite golden sands, the Atlantic waves, and the harbor entrance. It is a place where guests dine "over the sea."

**No Market Comparison:** Within a radius of many kilometers, there is no other commercial space with this elevation, exposure, and proximity to the water. It is an asset without rival, guaranteeing absolute exclusivity for any concept.



**Limitless Potential for Events & Fine Dining:** This floor is the perfect stage for intimate weddings, high-level corporate events, exclusive private parties, or a premium signature restaurant. This space sells an "experience" before the first dish is even served.

**Location & Surroundings Highlights:**

**Prime Beachfront Position:** Located at the most advanced point of the pedestrian promenade, ensuring maximum visibility and a constant flow of tourists and residents year-round.

**Regional Icon:** Just steps away from the Barra Lighthouse, the region's most photographed landmark, benefiting from its prestige and massive foot traffic.

**The Space & Infrastructure:**

In addition to the exclusive upper floor, the establishment offers a versatile and complete infrastructure:

**Ground Floor Dining Area:** Spacious, modern, and flooded with natural light—ideal for daily service and high-volume cafeteria trade.

**Large Capacity Terraces (Esplanadas):** Two generous outdoor areas, perfect for the summer season and the famous "Barra Sunsets," fully integrated into the pedestrian zone.

**Turn-Key Operation:** The business is being transferred fully equipped and furnished, featuring a professional industrial kitchen, storage zones, and high-performance bar counters, ready to generate revenue from day one.

**Conclusion:**

This is not just a business transfer; it is a strategic acquisition for a visionary investor who understands the value of scarcity. The opportunity to operate a landmark venue on the first floor with these views is a once-in-a-generation prospect.

For discerning investors who demand the extraordinary and settle for nothing less.

Contact us today for a private viewing and access to business and financial Information.

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## **Algemeen**

Badkamers:	6
Afgewerkte vierkante meter:	440 m <sup>2</sup>
Lot Afmeting:	448 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**



IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Website URL:

[http://www.arkadia.com/ZAZY-T106228/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T106228/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID:

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