



## Trespasse – Restaurant Space in the New Heart of Aveiro



### Agent Info

Name: Teresa Vargas  
Company Name: Invesquart - Investimentos Imobiliários SA  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English, Portuguese  
Website: <https://terracosdequarteira.com>

### Listing details

Property for: Rent  
Price: USD 68,973.63

### Location

Country: Portugal  
State/Region/Province: Aveiro  
City: Aveiro  
Posted: Mar 24, 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 m<sup>2</sup> on the ground floor  
35 m<sup>2</sup> 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 m<sup>2</sup> 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

### **Common**

Bathrooms: 2  
Finished sq. ft.: 122 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: RP-1525

