



## Unique investment opportunity in the heart of Mérida!



### Emlakçı Bilgisi

İsim:	António Pereira
Şirket Adı:	ITHLUX
Ülke:	Portugal
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	Portuguese
Web sitesi:	

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 358,381.61

### Konum

Ülke:	Spain
Eyalet/Bölge/ Şehir:	Extremadura
Şehir/İlçe:	Badajoz
Yayınlandı:	12.05.2025
Açıklama:	

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



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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

Yeni: Hayır

## Genel Bilgiler

Yatak odası: 5  
Banyo: 2  
Bitmiş metrekare: 372 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH3531

