



## Great opportunity! Cozy restaurant bar for sale in the Rieral area of Lloret de Mar.

Excellent investment ready to open: large sunny terrace, smoke outlet, and payment facilities (exchange accepted).

Are you looking to invest in Lloret de Mar with purchase facilitation? We present this magnificent commercial space fully equipped, ready to start working with a unique flexibility: property exchange or mixed exchange accepted as part of the payment.

**Strategic Location:** Located in a high-traffic area, yet on a street that allows for the necessary tranquility to enjoy its environment. The perfect balance between visibility and comfort.

**Terrace and Brightness (The heart of the business),** 113 m<sup>2</sup> terrace: Sun all day, equipped with awnings and furniture. A magnet for customers year-round. Interior of 82 m<sup>2</sup>: Very bright thanks to its large windows. Open space, welcoming and fully furnished.

**High-Quality Equipment. Complete Kitchen:** With smoke extraction, refrigerated chambers, and machinery in excellent condition. **Equipped Bar:** Ready for immediate service with included appliances. **Extra Storage:** Includes a 25 m<sup>2</sup> storage room in the building's basement, ideal for stock and logistics. **Accessibility:** Local adapted for people with reduced mobility.

**Payment Facilities:** Exchange, Mixed Exchange: Deliver your property as part of payment and pay the difference. Simple Exchange: Swap for another property of equivalent value.

An ideal option for investors looking to rotate their asset portfolio without liquidating. Don't miss out on this profitability! The space is delivered as seen in the photos, ready to open the shutters tomorrow.

In compliance with Law 3/2917 of February 13, 2018, of the Civil Code of Catalonia, it is informed that notarial, registration, and tax expenses (ITP or VAT + AJD) are not included in the sale price.

Transaction	Sale
Category	Premises
Situation	Calle Gertrudis Moret i Frigola, Lloret de Mar, Selva
Built area	108 m <sup>2</sup>
Useful area	107 m <sup>2</sup>
Occup. cert.	
Condition	
Bathrooms	3 toilets

370.000 €



Pending

g