



# 1 bedroom Commercial in Guardamar del Segura

Ref: MLSC2373302

405,000€



**Property type :** Commercial

**Location :** Guardamar del Segura

**Bedrooms :** 1

**Bathrooms :** 2

**House area :** 213 m<sup>2</sup>

**Plot area :** 243 m<sup>2</sup>

REFERENCE: 020Property informationBusiness Description:An iconic establishment with elegant, royal-inspired decor, ideal for both morning coffee and specialty dining.It features a large outdoor terrace with unobstructed views of the promenade, very inviting during good weather.Spacious interior with a bar area, high and low tables, and a welcoming atmosphere, ideal for locals and tourists.Acquisition Opportunity:This establishment is located in one of the busiest and most touristic areas of Guardamar del Segura, very close to the beach and the promenade.Large and flexible seating: perfect for coffee, breakfast, brunch, tapas, and light dinners.Fully equipped: furniture, kitchen, refrigerated area, and valid business license. Ready to continue operating upon purchase.Target Audience:Local residents of Guardamar, national and international tourists, and a growing expat community.Ideal as a first investment for restaurateurs, as well as for expanding an existing business with a sophisticated focus.Key advantages:Excellent location, surrounded by residential areas, hotels, and leisure areas.Ready-to-use facilities: save time and start-up costs.Expansion opportunity: possibility of including events, live music, or converting it into a gastro-bar.Conditions of sale:Transfer with all stock, damages and profits included.Immediate availability for viewings and transparent and agile negotiation.Contact us for more information:Available for viewings. We will answer your questions with complete transparency.Invest in an established business with personality, an excellent location, and appeal to all types of customers: Café Royal awaits you!VIDEO