

# Leasehold - San Eugenio Alto - 9586

Property type	Leasehold		
Location	San Eugenio Alto, Adeje		
Sale	120 000 €	Reference	9586
Built area	180m <sup>2</sup>	Terrace	40m <sup>2</sup>
Bedrooms	0	Bathrooms	2

Bar with terrace for sale, currently operating as a Gastro Bar and event venue, fully equipped and ready to continue operating immediately.

This spacious venue offers a modern and welcoming atmosphere, ideal for enjoying gastronomic and social experiences. It has a soundproofed room/nightclub with capacity for 120 people, as well as 2 terraces (one covered and one uncovered) with a total capacity for 40-60 people and an approximate area of 20 m2 each.

The transfer includes:

Fully equipped kitchen

High-quality appliances

Professional sound system

Illuminated sign on the motorway (high visibility)

Inventory valued at over €60,000, including: TV, sound equipment, refrigerators, freezers, oven, dishwasher, sound table, moving heads, lasers, etc.

Comprehensive renovation carried out less than two years ago, with refurbishment of floors, ceilings, bathrooms, kitchen, sound system, lighting and furniture (Nardi brand).

Functional layout with two bathrooms, two interior storage rooms in the kitchen and one exterior storage room, facilitating organisation and service.

This versatile venue currently operates as a restaurant and pub, and is also regularly rented out for events such as weddings, birthdays, company dinners, etc. Its spaciousness and design allow for a wide variety of uses, generating additional income on a regular basis.

Possibility of continuing with already scheduled events, which are highly profitable every week.

Current opening licence from 6:00 a.m. to 3:00 a.m.

TRANSFER: €120,000 + RENT: €1,500 + monthly IGIC (Canary Islands General Indirect Tax)

Asten Realty Reference: 9586.

