



Anna - Commercial property



4

Bathrooms



323

Area (m²)



4112

Land Area (m²)

318 000 €

(EUR €)

Restaurant with large terrace, high-capacity kitchen, ample parking and expansion possibilities at the foot of the Albufera de Anna (Valencia)

Restaurant with large terrace, high-capacity kitchen, ample parking and expansion possibilities at the foot of the Albufera de Anna (Valencia).

This restaurant is located in a privileged location in Anna (Valencia), just a few meters from its famous Albufera. The property stands out for its functional design, ideal for those interested in acquiring a business with expansion potential. Its architecture, combined with a large terrace of 400 m², makes it the perfect place for those looking for a space with great visibility for their business project. In addition, the location near the Albufera and the natural attractions of the area ensure a constant influx of tourists and locals.



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¹ (Call to national fixed network) | ² (Call to national mobile network)



The restaurant has a spacious 190 m² room, equipped with large 3-metre windows, which allow natural light to enter throughout the day. The 73 m² kitchen has enough space to be perfectly equipped, with a special area for the preparation of up to 20 paellas at the same time, making it ideal for events and large banquets. In addition, the property has 4 bathrooms, one of them adapted for people with reduced mobility and a private bathroom for staff.

The business offers several additional advantages, such as a large parking area, which can be expanded thanks to the adjoining land that is included in the sale. On one side of the terrace, there is a small room with a bar and smoke outlet ready to offer an additional service on the terrace, perfect to enjoy all year round, thanks to the side awnings. All this combined with the option to build up to 12 rooms on the top floor, makes it an excellent option for those interested in rural tourism, a booming sector in this area.

In addition to the restaurant's wide range of services, the surroundings of Anna are ideal for outdoor activities, such as canyoning and abseiling. The Albufera, with its stunning nature, is a point of attraction for tourists, ensuring a steady flow of customers. The area is also known for its historical heritage, with monuments such as the Palace of the Counts of Cervellón, the hermitage of the Santísimo Cristo de la Providencia, and various local festivals that attract thousands of people every year. This restaurant is not only an excellent business opportunity, but also a strategic investment in a region with great tourist potential.

The restaurant building has a total of 323 m² built on a plot of 2,901 m². It is sold next to an adjoining plot of land and in total both plots add up to an area of 4,112 m².

CHARACTERISTICS:

- 190 m² living room with large windows for excellent natural light.
- 400 m² outdoor terrace with side awnings, suitable for all year round.
- 73 m² kitchen and space to prepare up to 20 paellas simultaneously.
- Additional area on the terrace with bar and smoke outlet.
- 4 bathrooms, including one adapted for people with reduced mobility.
- Large parking area, with the option of extension thanks to the adjoining land.
- Open-plan second floor, with the possibility of building up to 12 rooms for rural tourism.
- Strategic location near the Albufera de Anna, a natural tourist attraction in Valencia.

THE PAYMENT OF OUR FEES IS BORNE BY THE SELLING PARTY - TAXES AND EXPENSES (ITP + NOTARY + REGISTRY) NOT INCLUDED IN THE SALE PRICE.

WARNING: THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU THE LARGEST POSSIBLE AREA OF THE ROOMS, ALTHOUGH THEY MAY APPEAR LARGER THAN THE REAL ONE.

This ad may contain errors. The information is shown for information and purely commercial purposes, not contractually committing the real estate company.

As required by Decree 98/2022 of July 29, 2022, of the Council of the Valencian Community, which



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regulates the Register of Real Estate Intermediation Agents of the Community, INMO CAFÉ complies with the following requirements and is registered in said register, with the number RAICV3634.

Property Features

- Proximity: Open field, Public Swimming Pools
- Floors: 2
- Storage / utility room
- Frontline property
- Barbecue
- Quiet Location
- Balcony (m2): 400
- Parking space
- Mains water
- Built year: 1971
- Drive way
- Views: Countryside views, Mountain views, River view
- Security alarm
- Main drainage
- Solar orientation: South, East
- Rental licence
- Uninterrupted views
- Terrace



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