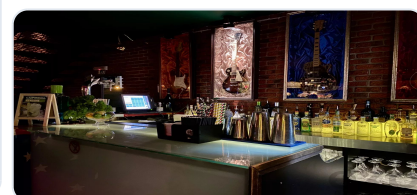


At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

BAR, NIGHTCLUB, ENTERTAINMENT VENUE / CONCERTS, Amora, Seixal, South Bank

Ref: 86283627 | Setúbal > Seixal > Amora



€985.000

Business type	Sale	Property type	Office
Bedrooms	1	Bathrooms	3
Area	391 m2	Total rooms	8
Balcony	Yes	Terrace	Yes
Heating	Electric	Building area	391 m2

Description

Imagine investing in a business ready to generate immediate returns, in a space that combines charm, strategic location and a loyal clientele. This bar is much more than a commercial establishment, it is a meeting point, a sensory experience and a profitability opportunity for those who wish to operate in the restaurant and leisure sector.

For this reason, I present to you today this unique commercial space, leveraging 2 properties rebuilt from scratch through sustainable construction with ICF (Insulated Concrete Forms), with 391 m² of gross area (250 m² on the ground floor plus 141 m² on the upper floor), with personalized artistic decoration, developed and built exclusively for this space to be functional, attractive and adapted to the context, while at the same time enhancing the commitment to create a space with quality, refinement and good taste, where in every corner you find impressive details that encourage you to travel through time, because suddenly you are in a space dedicated to a cinema tribute, in another in a typical English bar, and in another you seem to be in an American bar. Only by visiting can you feel this experience...

On the ground floor:

You will find 3 bars with distinct and fully equipped decorations (as you can see from the photos), a central dance floor in jatoba wood, with a ceiling height of 8 m, 5 spaces with distinct decorations full of stories, with tables, chairs, poufs and sofas with unique style configurations, DJ space, stairs providing access to the upper floor, Men's WC, space to place a stage for live concerts, where several bands frequently perform with original themes, and access to an outdoor area of approximately 75 m² (not included in the indicated gross area), ideal for those who like to get some fresh air and/or smoke a cigarette, while continuing to enjoy their drink.

On the Upper Floor:

As you climb the stairs, you will find the Ladies' WC, and several more private spaces (boxes) with panoramic views over the entire dance floor and splendor of this space.

This bar is not just a place to come hear music and have a drink, but an invitation to a different nightlife style, where the harmony of decoration and welcoming atmosphere come together. It is the place where you will have pleasure in developing your business in this area, or due to the potential of the space, you could create a themed restaurant like "Hard Rock Café" for lunches and dinners, where all customers before going home, decide to stay a bit longer for a musical evening to the taste of a delicious drink... because the night is still young...

With excellent location, inserted in one of the most dynamic and vibrant areas of the south bank in full growth and where a major urban redevelopment of the entire riverside is planned, including a new bridge.

Why should you schedule a visit now? This is the ideal moment for those seeking an intelligent investment with an excellent opportunity to continue a success story, maintaining the emotional connection already created with the community, and with the possibility of imprinting your own style and raising even further the prestige and potential of this bar. It is not just about buying a commercial property, but about embracing a project with soul, with immediate results and future expansion, taking advantage of market trends in terms of tourism, gastronomic experiences and private/corporate events.

Note 1: This space is sold completely equipped and decorated as seen in the photos and video, and in full operation, thus reducing time and capital to get started.

Note 2: Reason for sale – Health, therefore, a rare opportunity for a quick acquisition and facilitated transition.

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About us:

" - Luxury Real Estate, has been present in the real estate market with great success for over 29 years, having specialized in the "Prime" segment in the Housing sector and Investment products in Portugal and Brazil.

It offers a diverse range of quality services to clients, guaranteeing full support in property selection, whether for purchase, sale or rental, legal and tax advice, obtaining bank financing and support throughout the process, as well as other related services.

In close cooperation with our office associated with "EXP Realty", we are present in more than 28 countries together with our international colleagues, and with our team of national consultants we are present throughout the national territory, particularly in privileged locations such as Lisbon, Cascais, Estoril, Oeiras, Carcavelos, Carnaxide, Sintra, Ericeira, Costa do Alentejo, Algarve, Porto, Braga and Ponte Lima.

We have an innovative "Concierge 360" service:

- Moving and temporary storage service;
- Interior decoration project;
- "Home Staging";
- Large and small scale renovations;
- Property cleaning service;
- Support for bank financing;
- Legal support according to your needs.
- "Relocation" service;

Related Properties



Setúbal > Seixal > Amora

2-Bedroom Apartment for Renovation in Paivas - Amora

Ref: 86997802

€249.000



Setúbal > Seixal > União das freguesias do Seixal, Arrentela e Aldeia de Paio Pires

Studio Apartment - SEIXAL

Ref: 85949150

€305.000

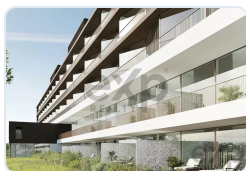


Setúbal > Seixal > União das freguesias do Seixal, Arrentela e Aldeia de Paio Pires

Unique Investment Opportunity at UPon Bay

Ref: 86056308

€305.000



Setúbal > Seixal > União das freguesias do Seixal, Arrentela e Aldeia de Paio Pires

1 Bedroom Apartment - SEIXAL

Ref: 85949147

€325.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

Phone: +351 914064060

Email: info@realkasa.pt

<https://realkasa.pt/en/listings/86283627>