RealKasa® eXp®

Real Estate Solutions

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.

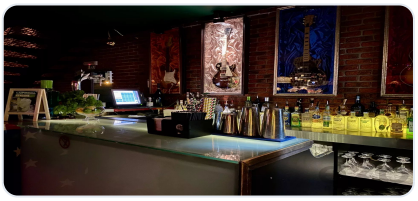
BAR, NIGHTCLUB, ENTERTAINMENT VENUE / CONCERTS, Amora, Seixal, South Bank

Ref: 86283627 | Setúbal > Seixal > Amora









€775.000

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 wishing to operate in the hospitality and leisure sector.

For this reason, I present to you this unique commercial space, utilizing 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 simultaneously showcasing a commitment to creating a space with quality, refinement, and good taste. In every corner, you find impressive details that invite you to travel through time—suddenly you are in the space dedicated to cinema tributes, then in another resembling a typical English bar, and in another appearing to be in an American bar. You simply must visit to experience it...

On the ground floor:
You will find 3 bars with distinct decorations and fully equipped (as you can see in the photos), a central jatoba wood dance floor with an 8-meter ceiling height, 5 spaces with distinct decorations full of stories, with tables, chairs, poufs, and sofas with unique style configurations, DJ space, stairs to the upper floor, men's restroom, space for a live concert stage where various bands with original themes frequently perform, and access to an exterior space of approximately 75 m² (not included in the indicated gross area), ideal for those who enjoy getting some fresh air and/or smoking a cigarette while continuing to enjoy their drink.

On the upper floor:
As you climb the stairs, you will find the ladies' restroom and several more private spaces (boxes) with panoramic views of the entire dance floor and splendor of this venue.

This bar is not merely a place to hear music and have a drink, but rather an invitation to a different nightlife style, where the harmony of decoration and welcoming atmosphere meet. It is the place where you will have pleasure developing your business in this area, or due to the space's potential, you could create a themed restaurant like "Hard Rock Café" for lunches and dinners, where all clients, before heading home, stay a little longer for a musical evening with delicious drinks—after all, the night is still young...

With excellent location, situated in one of the most dynamic and vibrant zones of the south bank in full growth, where major urban redevelopment is planned across the entire riverfront area, including a new bridge.

Why should you schedule a visit immediately? 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 elevating further the prestige and potential of this bar. It is not merely about purchasing a commercial property, but rather embracing a project with soul, with immediate results and expansion potential in the future, taking advantage of market trends regarding 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 reasons, 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 and Investment products verticals in Portugal and Brazil.

It offers a diverse range of quality services to clients, guaranteeing full support in property selection, whether in purchasing, selling, or renting, legal and tax advisory, 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 across the entire national territory, particularly in the privileged locations of 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 design 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

Modern T1 Apartment in Amora with Premium Finishes

Ref: 87486020

€275.000



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

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This brochure was prepared by RealKasa® for property presentation.

Phone: +351 914064060

Email: info@realkasa.pt