

## Unique Investment – Restaurant in San Agustin with Mesmerizing Sea Views

**Location:** San Agustin

**Property Type:** House

**Property ID:** CW-D-I-25

**Price:** 2500000

**Built Size:** 420m<sup>2</sup>

**Inside / Carpet Area:** 420m<sup>2</sup>

**Plot Size:** 900m<sup>2</sup>

**Features:**

- Swimming Pool
- Garden
- Parking
- Terrace
- Sea Views

### Post Description

Discover an unparalleled investment opportunity with this captivating restaurant nestled in San Agustin, offering breathtaking views of the lush green countryside and the sea. This authentically Mediterranean establishment, with a full license, boasts a rich history of success, making it an exceptional prospect for savvy investors. The property, exquisitely appointed and authentically Mediterranean, spans 420m<sup>2</sup> with high-ceilings and generously proportioned interiors, occupying a splendid rural plot of 700m<sup>2</sup>. Built in 1998, this fully air-conditioned

restaurant is being sold in its current state, reflecting the aesthetics of its natural surroundings. Traditional features, such as a cozy fireplace, typical wall arches, and wooden beamed ceilings adorned with vibrant flowering bougainvillea, create a charming ambiance. The interior offers various seating options, including intimate banquettes, tables for both outdoor and indoor dining, and stools at the integral bar. Glass doors enclose the interior to maximize the stunning views, while covered outdoor terraces provide an ideal setting for summer, offering breathtaking elevated views over the rich green pine forests and the azure blue sea.

The architectural beauty incorporates elements of local stone, and a decorative courtyard is surrounded by landscaped gardens featuring manicured lawns and exotic plants, including a thriving ancient olive tree. The kitchen is in excellent condition and is fully equipped for large-scale catering.

A favorite among holidaymakers and residents alike, this esteemed venue provides ample parking for customers and experiences demand throughout the year. Access to the mountainside restaurant is through whitewashed steps and an imposing traditional wooden door, setting the stage for a culinary experience like no other. Seize this unique opportunity to invest in a restaurant that perfectly blends Mediterranean charm with panoramic sea views.

Illa Plana, known for its tranquility, is a peaceful residential area. Yet, within a mere 2-minute stroll, you'll find the long, white-sand beach of Talamanca Bay, surrounded by turquoise waters and a selection of fine bars and restaurants that remain open year-round. On the flip side, a 2-minute walk takes you to the glamorous Marina Botafoch, with its stylish and vibrant hotspots, including the water taxi for a scenic journey to the iconic old town of Ibiza.

This well-maintained townhouse welcomes you on the ground floor with a semi-open kitchen, a storage room, a guest toilet, dining room, and a spacious living area with high ceilings and panoramic windows. The living space opens to large terraces and a garden, perfect for enjoying summer evenings with a gentle sea breeze. The first floor accommodates 3 bedrooms and 2 bathrooms, including an en-suite bathroom for the master bedroom. The master bedroom, strategically located on the seaside, offers stunning Mediterranean Sea views and has its own terrace connecting to the rooftop terrace. The other two double rooms share a bathroom, and one features a small balcony with beautiful sea views, extending to Formentera. The house is equipped with air conditioning and fiber optic internet.

A notable feature is the sizable garage with an automatic door underneath the house, providing ample storage space for cars and bicycles. The private rooftop terrace offers captivating views of Talamanca Bay and the UNESCO World Heritage site, Dalt Vila, crowning Ibiza town. Casa Plana is the first in a row of seven houses, sharing a large community pool with unobstructed sea views. The property also offers the potential to create an additional bedroom and bathroom if desired.

Casa Plana is an ideal residence, suitable for both a comfortable holiday home and year-round living in Ibiza. Nestled in a quiet, sought-after area, it is just a stone's throw away from the idyllic Talamanca beach and all the amenities that Ibiza Town and Botafoch have to offer. Truly, Casa Plana encompasses the best of both worlds.







