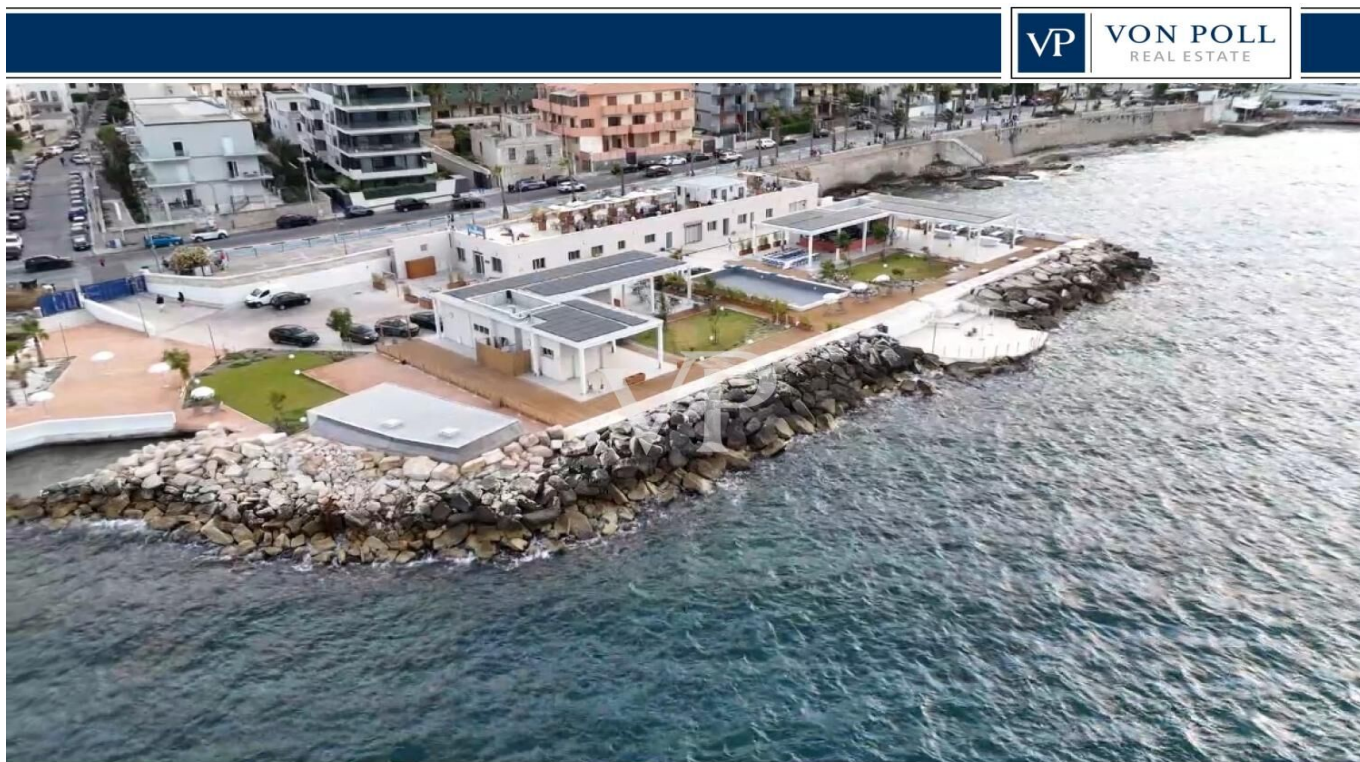


Trani – Apulien

Unique commercial complex with bar, restaurant, and fish market in an exclusive location on the waterfront

Property ID: IT252942347



www.von-poll.it

PURCHASE PRICE: 3.900.000 EUR • LIVING SPACE: ca. 1.527,53 m² • LAND AREA: 6.859 m²

Property ID: IT252942347 - 76125 Trani – Apulien

- At a glance
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Property ID: IT252942347 - 76125 Trani – Apulien

At a glance

Property ID	IT252942347
Living Space	ca. 1.527,53 m²
Available from	25.11.2025
Floor	1
Bathrooms	11
Year of construction	2024
Type of parking	20 x Other

Purchase Price	3.900.000 EUR
Commission	Subject to commission
Total Space	ca. 6.859 m²
Usable Space	ca. 6.859 m²

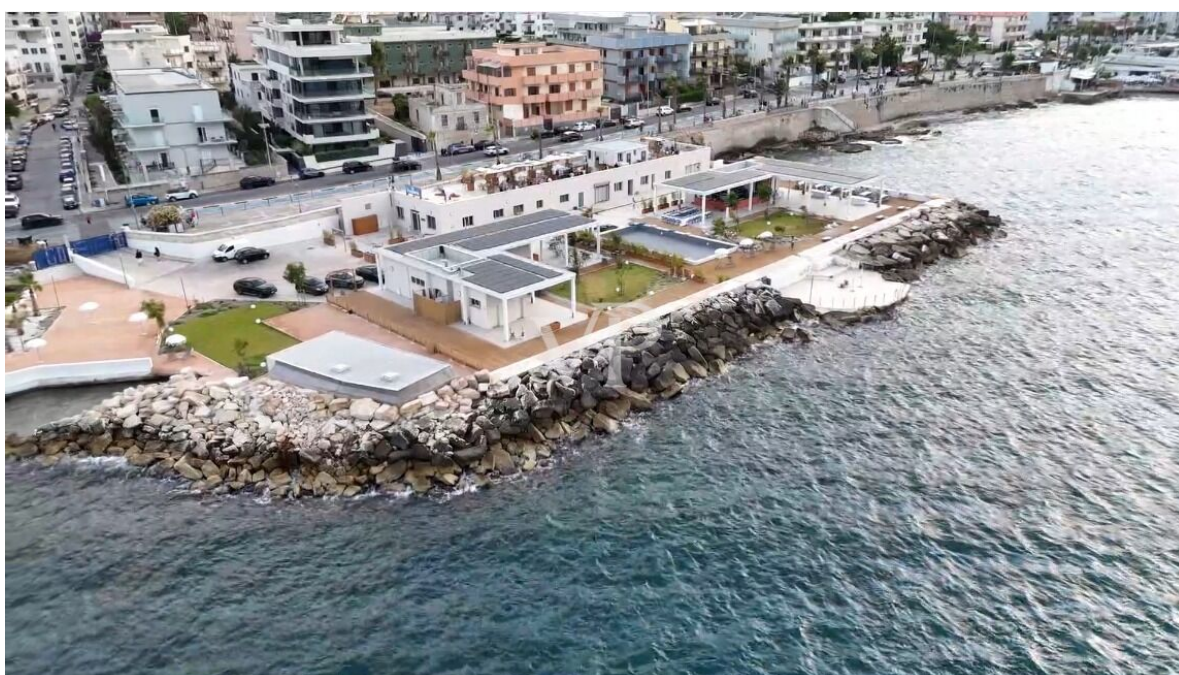
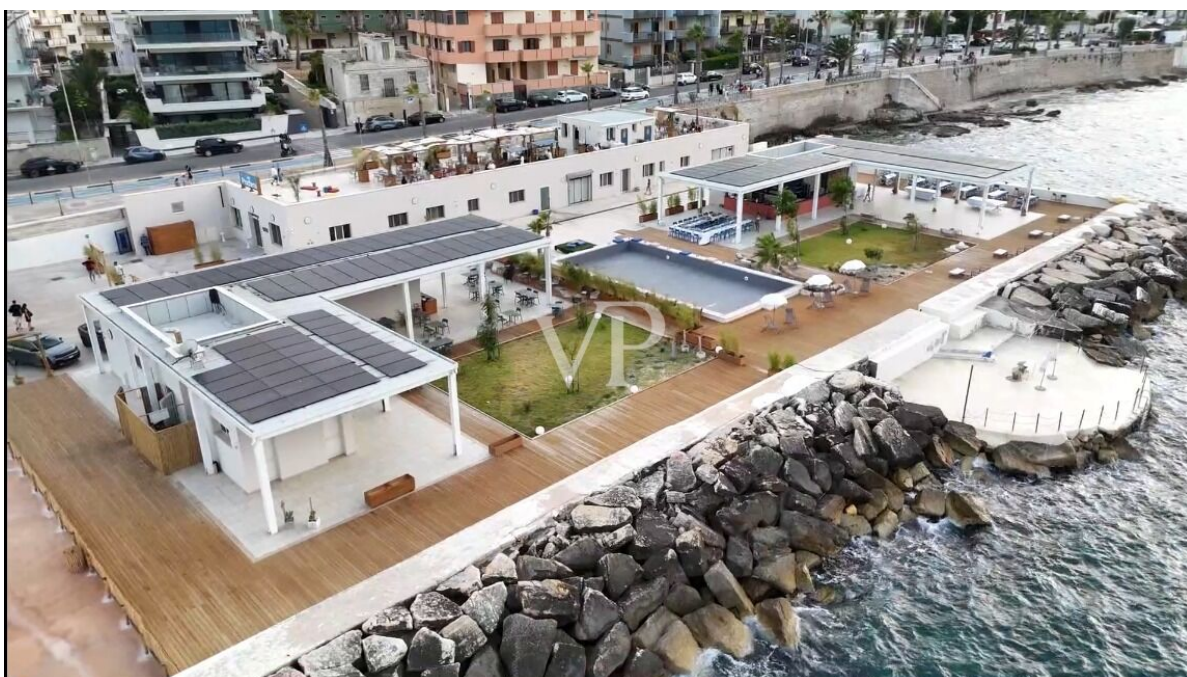
Property ID: IT252942347 - 76125 Trani – Apulien

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	09.09.2035	Final Energy Demand	184.91 kWh/m²a
		Energy efficiency class	D
		Year of construction according to energy certificate	2024

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The property



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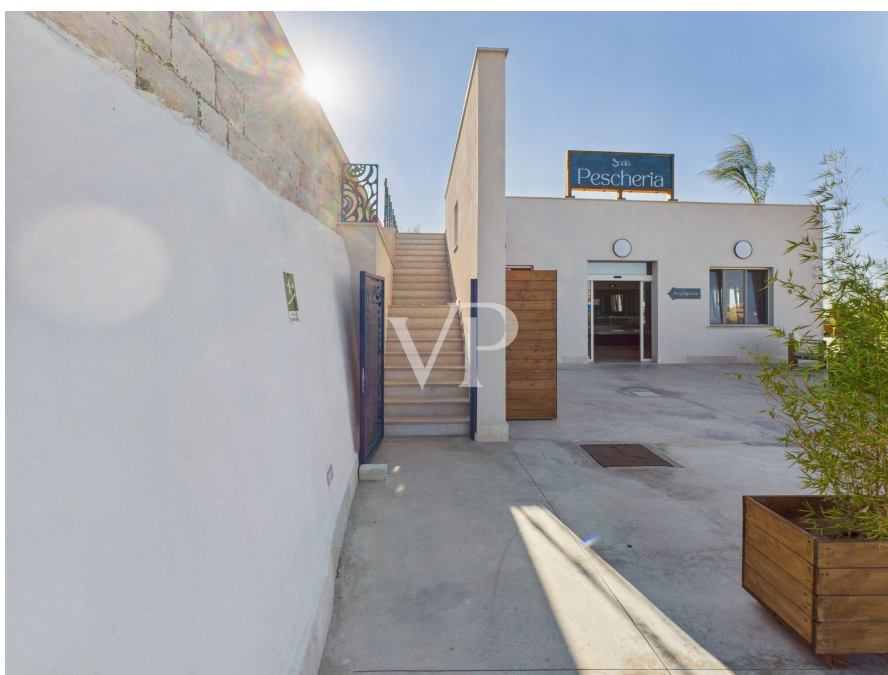
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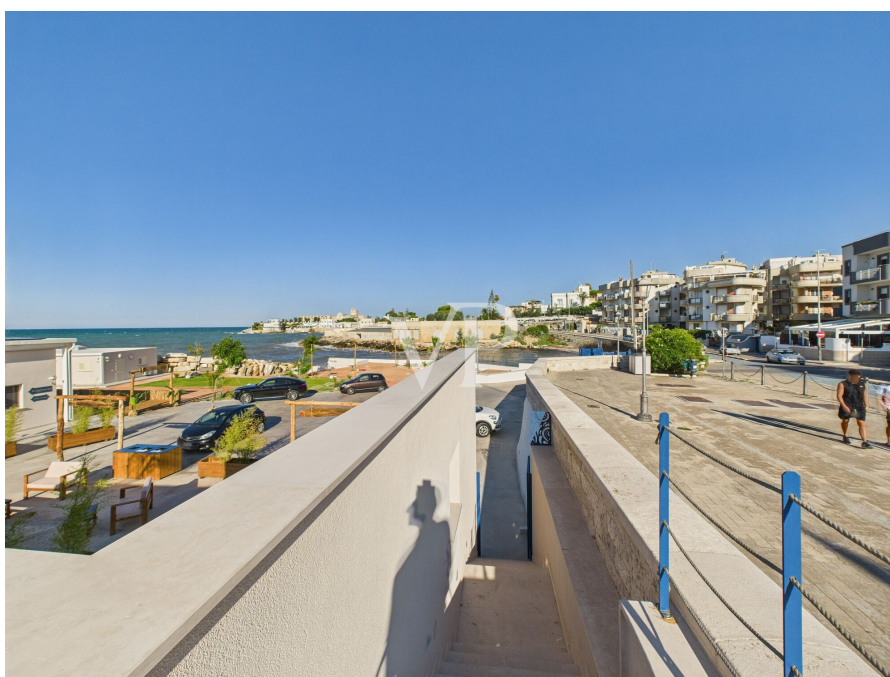
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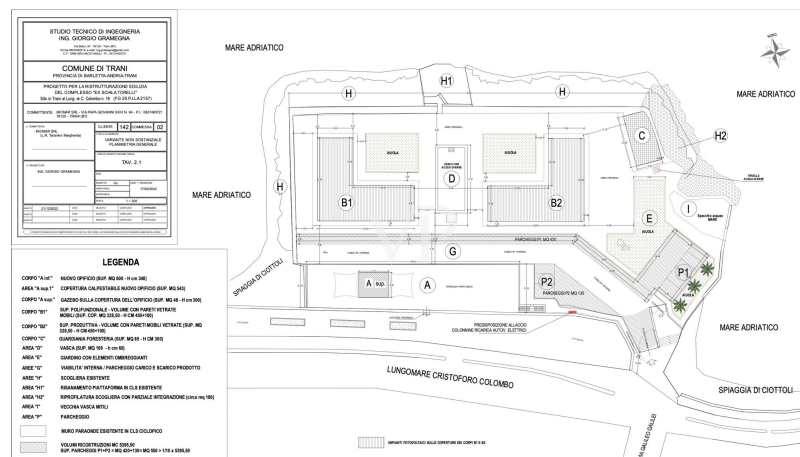
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The property



Property ID: IT252942347 - 76125 Trani – Apulien

Floor plans



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A first impression

We offer for sale a commercial complex located directly on the seafront promenade of Trani. The business includes licenses for a bar, restaurant, and fish market.

The activity is situated on a seafront area with a state concession granted by the Apulia region, valid until 2031, with automatic renewal of the concession.

The complex is clearly visible from the promenade and consists of several buildings. On the first floor, there is a bar with a large outdoor area overlooking the promenade, offering table service for coffee, ice cream, and other refreshments.

On the ground floor, also facing the sea, there are additional premises, including one with a restaurant license (see attached floor plans and photos), featuring a covered area for outdoor table service. The kitchen is mainly focused on fish dishes and local specialties, supported by a pizza oven, offering regional cuisine designed to satisfy all tastes.

The complex has a large parking area with access from the seafront road.

On the left side of the complex, there is a shop for the sale of shellfish and other products. The fish market has tanks supplied with seawater, used for marketing, purification, and live maintenance of edible shellfish, bivalves, tunicates, gastropods, echinoderms, and lobsters. This allows the sale of fresh and live products.

Finally, the complex is equipped with a photovoltaic system that supports the electricity consumption of the business and generates additional income from solar energy production.

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Details of amenities

- Parking for customers in the concession area
- Seawater extraction plant, which is fed into various tanks for:
 - edible mollusks
 - lamellibranchs
 - tunicates
 - gastropods
 - echinoderms
- Several cold rooms
- Photovoltaic system on the roofs of the housing units for energy needs
- Ornamental swimming pool and a small beach equipped with sunbeds and deck chairs

Energy certifications of all facilities

- House: B - 88.22 kWh/m2
- Bar: E - 179.00 kWh/m2
- Shed: E - 113.61 kWh/m2
- Pizzeria: E - 211.12 kWh/m2
- Fry shop: D - 184.91 kWh/m2

Activity codes:

- Cod. 47.23: Retail trade of fish, shellfish and molluscs
- Cod. 53.3: Bars and other similar establishments without a kitchen
- Cod. 56.10.3: Ice cream and pastry shop
- Cod. 56.10.11: Catering with food service (bar, restaurant)
- Cod. 56.10.11: Diner with administration

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Other information

Currently, the entire property is located on state-owned land with permits valid until 2031, with a renewal request for an additional period.

For the purchase of the property, the owner may consider negotiating a rent-to-buy agreement or a down payment of 35% of the agreed price; monthly installments are to be defined, with the deed transfer occurring upon renewal of the concession.

Property ID: IT252942347 - 76125 Trani – Apulien

Contact partner

For further information, please contact your contact person:

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