

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](http://www.von-poll.it)

**PURCHASE PRICE: 3.500.000 EUR • LIVING SPACE: ca. 1.527,53 m<sup>2</sup> • LAND AREA: 6.859 m<sup>2</sup>**

**Property ID: IT252942347 - 76125 Trani - Apulien**

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## At a glance

Property ID	IT252942347	Purchase Price	3.500.000 EUR
Living Space	ca. 1.527,53 m <sup>2</sup>	Commission	Onder voorbehoud van commissie
Available from	15.04.2026	Total Space	ca. 6.859 m <sup>2</sup>
Floor	1	Usable Space	ca. 6.859 m <sup>2</sup>
Bathrooms	11		
Year of construction	2024		
Type of parking	20 x Other		

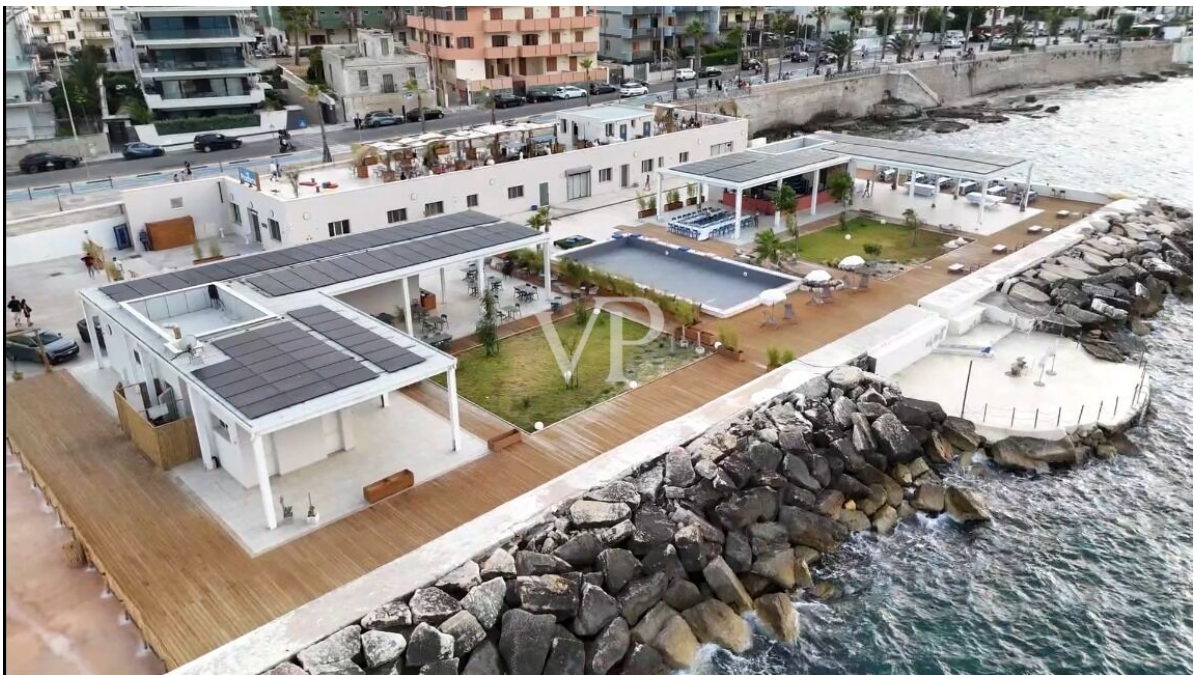
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## Energy Data

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/m <sup>2</sup> a
		Energy efficiency class	D
		Year of construction according to energy certificate	2024

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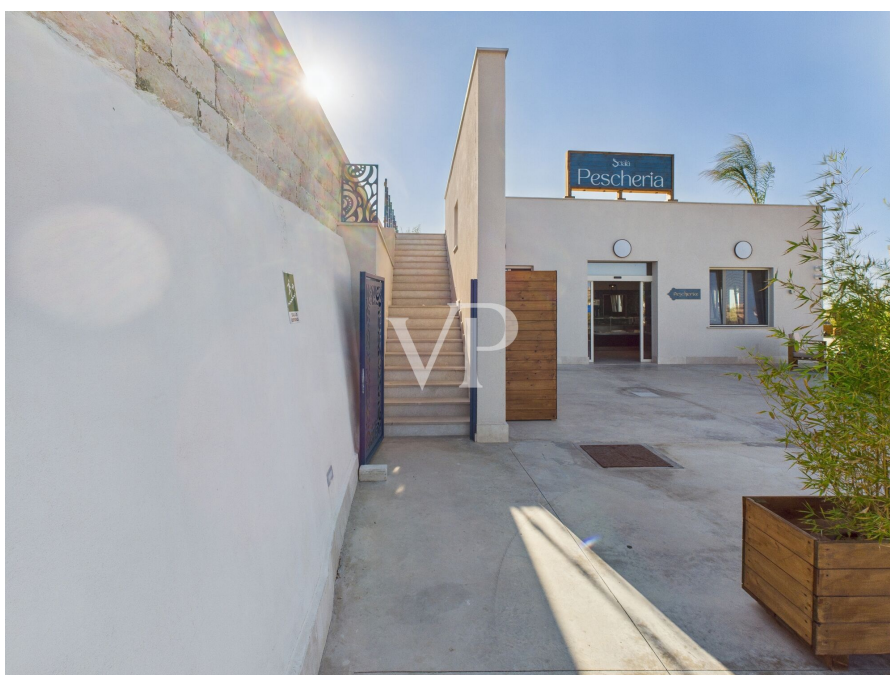
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## **A first impression**

We offer for sale, for income, a waterfront commercial complex located on the Trani waterfront, in a high-traffic and high-visibility location.

The property includes licenses for bar, restaurant and fish market activities, as well as a regularly authorized wood-fired oven for pizza production and authorization for outdoor music.

The business is located in a seafront position, on area under state concession issued by the Region of Puglia, valid until 2031 and automatically renewed, an element that guarantees operational continuity and stability over time.

The complex, clearly visible from the waterfront promenade, consists of several building bodies. On the second floor there is a local seafront bar with a large outdoor area directly facing the waterfront, a strong point of attraction for tourist and local customers, intended for table service for cafeteria, ice cream parlour and administration.

On the ground floor, also facing the sea, there are additional premises, including one with a restaurant license (see floor plans), equipped with a covered area for outdoor table service.

The cuisine is mainly seafood-based, with typical dishes and local specialties, and is supported by regularly licensed wood-burning oven, which allows to expand the gastronomic offer and intercept a diverse clientele.

The complex also has a large parking area with direct access from the waterfront, a particularly strategic feature for the usability of the facility.

At the entrance, on the left, there is a retail outlet dedicated to the marketing of seafood products. The fish market activity is equipped with a plant with tanks dedicated to the purification, maintenance and sale of edible molluscs (lamellibranchs, tunicates, gastropods, echinoderms and lobsters), fed with seawater taken directly, thus guaranteeing the sale of fresh and live product.

Completing the property is a photovoltaic system, which contributes to the energy needs of the business and generates an additional source of income.

A lease is currently in place with a monthly rent of € 12,000.00 until 12/31/2026. Starting 01.01.2027, the rent will be upgraded to € 14,000.00 monthly until 31.12.2028. From 01.01.2029 and until the contract expires, the monthly fee will be € 17,000.00, configuring an investment with increasing profitability over time.

Considering the asking price of € 3,500,000, the property guarantees an initial yield of about 4.1 percent per year, with a gradual increase to about 5.8 percent per year when fully operational.

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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/m<sup>2</sup>
- Bar: E - 179.00 kWh/m<sup>2</sup>
- Shed: E - 113.61 kWh/m<sup>2</sup>
- Pizzeria: E - 211.12 kWh/m<sup>2</sup>
- Fry shop: D - 184.91 kWh/m<sup>2</sup>

### **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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## **All about the location**

**Lungomare Cristoforo Colombo19 76125 Trani**

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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.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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