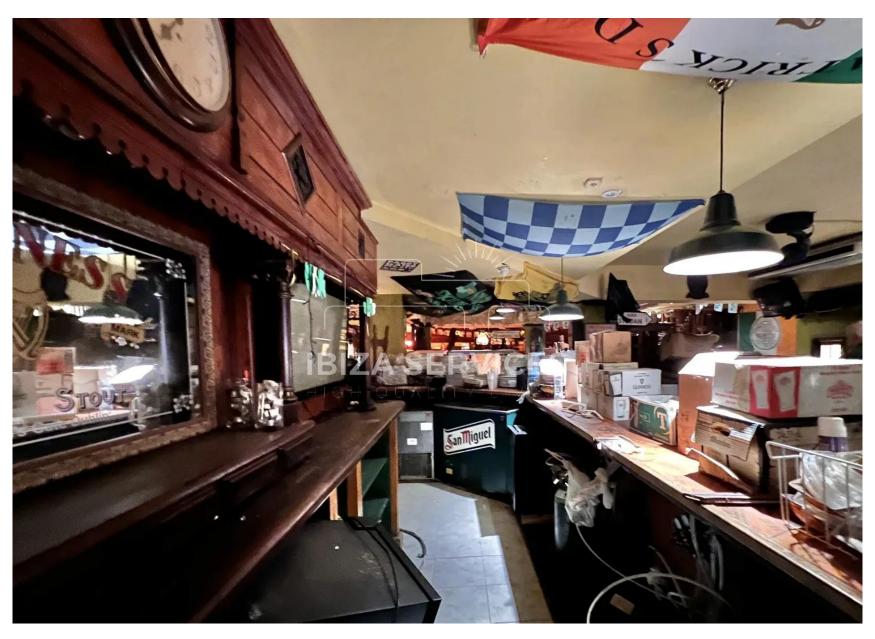
## Commercial Property – Licensed Nightclub / Irish Pub / Live Music Café for Sale

**BEDROOMS** 

BATHROOMS

AREA

600m2



## Commercial Property – Licensed Nightclub / Irish Pub / Live Music Café for Sale

A rare and iconic opportunity to acquire one of the **first Irish pubs in Ibiza**, complete with an **active nightclub and café concierto license**. Situated in a **rapidly developing urban area**, surrounded by hotels and just a short walk from the sea, the venue attracts a steady flow of **British and international clientele**.

## **Key Features:**

- Three commercial units with approx. 600 m² built on a 1,670 m² plot
- Capacity for 500 to 600 people
- Large outdoor terraces with bar service
- Fully equipped DJ booths
- Spacious professional kitchen
- Generous storage areas
- Multiple large restrooms for guests
- Air conditioning system throughout
- Active commercial license
- Unit 1: Features the authentic charm of a 1940s Irish pub, with original wooden bars, integrated fridges, traditional flooring, DJ booth and unique decorative elements that celebrate Irish heritage and culture.
- Unit 2: Another inviting space with original wooden bars, traditional floors, DJ booth, and a full nightlife license allowing events until 6 am, making it ideal for evening entertainment and parties.
- Unit 3: A classic, original structure that offers great potential for renovation. It can be restored and developed into a fresh new concept aligned with the new owner's vision.

The property is located in an **urban area with strong development potential**, including the possibility to **build three residential apartments** on the upper level of the building as part of a future expansion project.

This is an **outstanding investment opportunity**, offering **proven financial returns** and excellent future potential in one of **lbiza's most vibrant and high-traffic areas**.

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**Sale Price: €3,500,000 + 3% commission** 





