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

BEDROOMS	BATHROOMS	AREA	600m2

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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 **Ibiza's most vibrant and high-traffic areas**.

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