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Commercial Property for Sell in Cerveteri

Via dei Montarozzi, Roma, 00055 (RM)

1.350.000€

Contact info

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Description

COMMERCIAL PREMISES WITH A WELLNESS AREA, LARGE PARK, AND ESTABLISHED BUSINESS – CERVETERI

In Cerveteri, in a private and easily accessible location, we offer for sale an exclusive commercial complex currently used as a restaurant, event hall, and dance school. The complex features multipurpose spaces and a large wellness area, ideal for wellness, entertainment, and performances.

The property features a bright, versatile 350-square-meter main hall, designed to host events, receptions, courses, and artistic and social activities. This is complemented by a modern 740-square-meter wellness area, complete with saunas, showers, tanning booths, and four bathrooms. It also includes a dedicated theater space, equipped with a stage, lighting, and professional sound system, perfect for shows, performances, presentations, courses, private events, and cultural activities. The property also features a 60-square-meter professional kitchen, while the 99-square-meter pergola and magnificent 8,750-square-meter private park offer the ideal scenic backdrop for ceremonies, outdoor events, social gatherings, and immersive experiences immersed in nature. The property also includes 60 indoor parking spaces, a 16 kW photovoltaic system, air conditioning, and four bathrooms.

The structure stands out for its ability to combine functionality and atmosphere, combining spacious, well-equipped, and versatile interior spaces with a scenic outdoor park. The current restaurant and events business allows for the takeover of an already operational facility, while the large wellness area and theater space allow for the easy expansion of the range of services, including shows, themed evenings, cultural events, art courses, and structured entertainment. The ample parking, energy-efficient photovoltaic systems, and the possibility of reconfiguring the spaces make the complex a complete, ready-to-use solution with strong development potential.

The property is perfect for those looking to develop an event, wedding, catering, entertainment, or performance business, hosting receptions, ceremonies, parties, cultural events, and live performances. Furthermore, the wellness area allows for the integration or conversion of part of the property into a spa, wellness center, fitness club, holistic center, medical wellness center, or sports and arts school, offering a variety of investment opportunities. The modularity of the spaces also makes it suitable for more specific projects, such as a dance school, a private club, or a high-end rehabilitation and sports center.

Details

Property ID: CBI196-3046-28	Surface: 1120.00 m²
Garden: Privato, 9.000 sqm	Bathrooms: 10

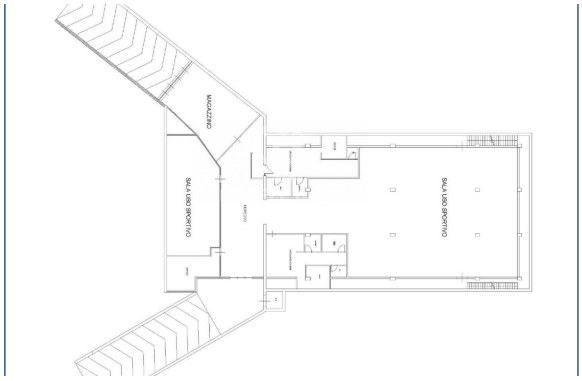
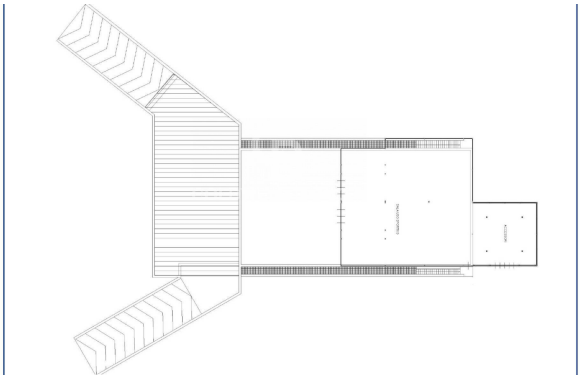
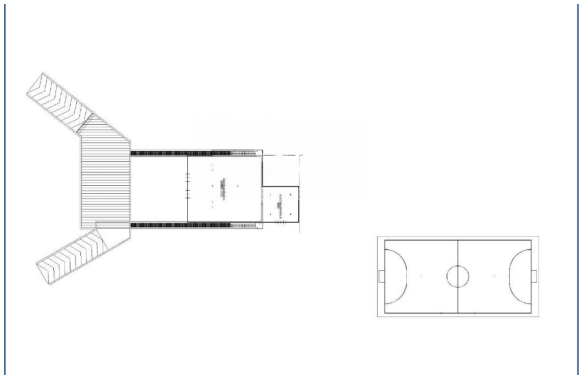
Property Features

- Floor: On two levels
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 1120.00 m²
- Bathrooms: 10
- Kitchen: Habitable
- Position: Central
- Garden: Private, 9.000 sqm

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images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