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Commercial Property for Sell in San Teodoro

📍 Puntaldia, Sassari, 08020 (SS)

329.000€



Contact info



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Description

?? Commercial Premises Facing the Marina in Puntald? – Perfect for Personal Use or as an Investment with Current Tenant

In the heart of Puntald?, San Teodoro, one of the most sought-after and exclusive destinations on the north-eastern coast of Sardinia, we offer for sale a prestigious commercial property facing the marina – a rare opportunity both for those wishing to use it personally and for investors seeking a property already generating income with an existing tenant. This is a unique, strategic, and high-value opportunity combining immediate rental income with strong potential for long-term appreciation.

? Prime Location and Exceptional Visibility

The property is located in the renowned "Sottopiazza" area of Puntald?, the vibrant commercial heart of the village and a lively meeting point for residents, tourists, and yacht owners.

Directly overlooking the marina, the premises enjoy maximum visibility and continuous foot traffic throughout the year, with exceptionally high attendance during the summer months.

Puntald? is synonymous with elegance, comfort, and natural beauty, surrounded by some of Sardinia's most famous beaches such as Lu Impostu, Cala Brandinchi, and La Cinta. The area exudes a refined yet relaxed atmosphere, attracting an international and high-end clientele – making it an ideal setting for any premium commercial activity.

? Key Features of the Property

- Prime marina-front position, among the most sought-after in the entire area;
- Well-distributed internal layout, ideal for boutiques, showrooms, art galleries, concept stores, or professional services;
- Active seasonal lease currently rented to a well-established pharmacy/parapharmacy, providing secure and continuous rental income;
- Flexible structure, easily adaptable to different commercial formats based on the new owner's needs;
- Excellent condition and located within a well-maintained and elegant commercial complex.

? A Secure Investment: Income Today, Potential Tomorrow

This property offers a dual opportunity – it can be purchased for personal use, to start or expand a business in a luxury environment, or kept as an income-generating investment with the current tenant in place.

A solid investment with immediate returns, low risk, and high potential for future appreciation.

- Proven rental income with an ongoing lease and strong demand in the area;
- Steady value growth in a continuously developing tourist and real estate market;
- Limited supply of available commercial spaces in Puntald?, increasing property value;
- Immediate sublease continuity for investors seeking stable returns.

? Ideal for a Select Clientele

This property appeals to discerning clients who recognize the value of a truly premium location:

- Investors seeking steady and secure rental income;
- Entrepreneurs and professionals looking for a prestigious business address;
- Retail or hospitality operators in search of a commercial space in an exclusive, high-traffic environment.

? Why Choose This Property in Puntald? –

- Unrepeatable marina-front location;
- Currently rented, ensuring immediate income for investors;

Option for personal use or future conversion;

- High-profile international clientele guaranteed by the location;
- Area undergoing continuous touristic and real estate development, with strong appreciation potential.

? Contact Us

Get in touch today for more information, full documentation, and to arrange a viewing.

This is a rare opportunity – a prestigious commercial property in one of Sardinia's most desirable destinations, already generating income but ready for your next entrepreneurial vision.

Invest now in Puntald?a, San Teodoro – where nature, tourism, and luxury come together to create the perfect setting for your commercial and investment success.

Details



Property ID: CBI040-775-10297



Surface: 92.00 m²



Rooms: 1



Bathrooms: 1



Energy Class: G

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Free upon deed



Surface: 92.00 m²



Rooms: 1



Bathrooms: 1



Position: Touristic



Parking space: Uncovered

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Playgrounds



Public Transportation



Cafes / Bars



Shopping Centers

Images



