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Disco for Sell in La Maddalena

📍 Località La Ricciolina, Sassari, 07024 (SS)

1.750.000€



Contact info



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Description

La Maddalena, Archipelago – 600 sqm Commercial Property on 2,000 sqm of Land, 200 Metres from the Sea **The property, first. Because serious buyers know what to look for.**

What is being offered for sale is a commercial complex of significant and rarely available dimensions on an island like La Maddalena: 600 square metres of covered surface developed on a total plot of 2,000 square metres, 200 metres from the sea.

This is not a small neighbourhood unit. This is a structure with real critical mass – floor area, volume, footprint – that opens entrepreneurial and investment scenarios that very few other properties on the island can offer.

The property is composed of distinct and functionally separable units, meaning the future owner is not tied to a single use, a single operator, or a single management approach. They can choose to use the entire surface for one large unified project, or articulate the spaces into different and complementary functions, multiplying income streams and reducing entrepreneurial risk.

One element that in an island context is worth as much as the floor area itself: the abundant private parking available within the property. In La Maddalena, where parking is one of the scarcest and most sought-after resources – especially in the summer months, when tourist flows turn every available space into a concrete competitive advantage – having private parking on site is not an optional feature. It is a factor that sets this property apart from the vast majority of commercial alternatives available on the island and that directly and measurably determines the ability to attract customers, manage events, and operate without the logistical constraints that penalise those working in the historic centre without their own spaces.

The property housed for many years the Bulldog, one of the most well-known reference points for nightlife and social life on the island – a recognised name, a familiar address, a history that left these walls their own identity within the commercial fabric of the city. Today those walls are available, free from any management obligation, ready to welcome a new entrepreneurial vision or a pure investment strategy.

You are in La Maddalena. And that changes everything.

La Maddalena is not simply an island. It is a world apart.

Located between Sardinia and Corsica, it is easily accessible from both coastlines and has for decades been one of the most sought-after nautical and tourist destinations in the central Mediterranean. Most visitors who arrive here are struck by the crystal-clear water and the deserted beaches, by an atmosphere that achieves the rare feat of being exclusive without being artificial.

On the island there is a characteristic village with narrow streets and alleyways that wind their way down to the tourist harbour of Cala Gavetta, lined with restaurants, shops and souvenir stores. A lively, well-frequented centre that during the summer season expresses a commercial and tourist density among the highest in all of northern Sardinia.

Demand remains solid in locations with strong tourist traction such as La Maddalena, with buyers favouring solutions that carry a price premium for sea views and proximity to the beaches. The commercial real estate market on this island knows no structural crises. It knows only opportunities that rarely present themselves. And 600 square metres of covered space 200 metres from the sea, on this island, is an opportunity that rarely comes along.

What you can do with it. The options are more than they might seem.

With 600 square metres of covered space, 2,000 square metres of land and abundant private parking, the possibilities are not limited to a single vision. There are at least four distinct scenarios, each with its own robust economic logic.

The first and most immediate is large-scale food and beverage. The tourist harbour of Cala Gavetta offers easy access to all types of tourist services, bars and restaurants, in one of the most frequented and lively settings during the summer season. A 600-square-metre structure with private parking, 200 metres from the sea, has the capacity to house a quality restaurant with a spacious indoor dining room, professional kitchen, private event space, and the concrete ability to work both the passing tourist market and the corporate and private events segment – two areas where La Maddalena sees demand far exceeding current supply. The private parking, in this scenario, is not an accessory comfort: it is the condition that makes it possible to handle group bookings, evening events, and customers arriving from other parts of the island without the logistical problems that discourage those who lack this asset.

The second scenario is entertainment and experiential hospitality. The walls that housed the Bulldog already know what it means to be a reference point for an entire island community. Relaunching that function in a modern format – a venue combining bar, music and dining, a multipurpose event space, an inland beach club within walking distance of the sea – means building on foundations already recognised by the local market, with a floor area and parking availability that

make formats and volumes impossible to replicate in smaller spaces without their own parking.

The third scenario is integrated tourist services. The archipelago is accessible by ferry from Palau with frequent crossings during the summer months to handle the increased tourist flow, and those who arrive on the island immediately look for orientation, services, and experiences. A structure of this size could house under one roof an experiential agency, a car and scooter rental point – a category for which internal parking is an absolute operational necessity – a coworking space, and a small retail area dedicated to local craftsmanship and regional products. An integrated tourist services hub that answers multiple needs with a single structure.

The fourth scenario – and the most interesting for the pure investor – is partial or total conversion. In 2026, investors are looking with interest at experiential tourism and luxury short-term rentals, driven by the trend of those seeking a second home in Sardinia. Six hundred square metres of covered space on 2,000 square metres of land, with abundant parking, in a central location 200 metres from the sea, with the possibility of dividing the spaces into autonomous units for quality short-term rentals, represents an operation with real appreciation margins in a market where the La Maddalena real estate market confirms itself as one of the most solid in Sardinia.

Why buying the walls, not the business, is the right move.

The sale concerns exclusively the property itself – the structure, the land, the position. You are not acquiring goodwill, you are not inheriting management obligations, you are not stepping into someone else's entrepreneurial history. You are acquiring a pure asset of uncommon dimensions: 600 square metres of covered space on 2,000 square metres of land with abundant private parking, in one of the most desirable locations in the Mediterranean, 200 metres from the sea. This is the kind of investment that professionals in the sector recognise immediately. A property free from constraints, with sufficient critical mass to support any entrepreneurial project or value enhancement strategy the new owner wishes to pursue. This is not about finding the right idea for a small space. It is about finally having the right space to give shape to a big idea.

The market says what the numbers confirm.

2026 opens with a positive signal for the Gallura real estate market. Locations such as La Maddalena are recording a steady increase in demand. Those entering this market today do so in a phase of value consolidation, not speculation: solid foundations, real demand, predictable appreciation.

A commercial complex of this floor area, with this parking provision, in this position, on this island, does not become available often. When it does, those who know what they are looking at move decisively. Not out of anxiety, but out of experience: the best real estate operations close when you have clarity, not when you have time.

The next step.

Contact us today to receive the full property details, pricing information, planning possibilities, detailed floor plans, and availability for an in-person site visit.

Six hundred square metres, 200 metres from the sea, in La Maddalena. This needs to be seen, measured, and imagined. Not just described.

Write to us now. Before someone else does.

Details



Property ID: CBI096-996-448



Surface: 700.00 m²



Rooms: 10



Bathrooms: 5



Energy Class: E

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Free upon deed



Surface: 700.00 m²



Rooms: 10



Bathrooms: 5



Kitchen: Habitable



Position: Touristic



Garden: Private,

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







