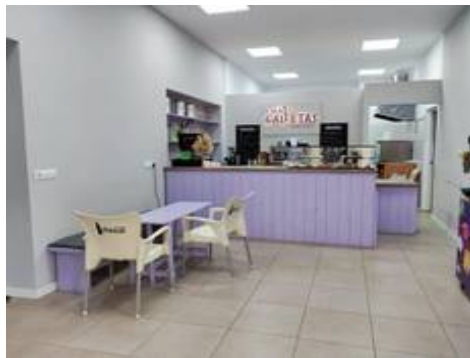




## Description

Unique transfer opportunity! Transfer fee €28,000 + rent €1,098/month

Fully operational business for transfer, specializing in artisan desserts, cookies, savory options, coffees, and smoothies.

Strategic location: busy area, close to the city center, surrounded by schools, university, tourist apartments, bars, and shops.

Main advantages:

- Smoke extraction (possibility of converting it to another type of gastronomic business).
- Includes machinery, furniture, licenses, and a loyal customer base.
- Positive Google reviews and great growth potential thanks to the surroundings and established clientele.



