



## Caipirinha Beach Parcel

Curtain Bluff, Old Road, Curtain Bluff

# \$2,100,000

Ref: PW-337

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# Gallery



# Property Description

**Location:** Curtain Bluff, Old Road

This promising property offers a unique opportunity to develop a stunning beachside venue spanning a 1/3 of an acre of prime beachfront land, with existing facilities and approved plans for expansion. With the ongoing renovations and ample potential for further development, Caipirinha is a prime investment waiting to be transformed into a sought-after beachside retreat or hospitality destination.-

## Key Features

- **Bar Restaurant with Toilets:** Located conveniently underneath, offering easy access for guests and patrons.
- **Main Villa:** Includes a restaurant with an industrial kitchen, plus two bedrooms with en-suites, perfect for staff accommodation or guest lodging.
- **Villa Genevieve:** Features a double bedroom with en-suite, a lounge/diner, and a kitchen with bi-fold doors leading to a large deck area overlooking the beach.

## Development Potential

The property comes with planning consent for several exciting developments:

- **Bar Restaurant Extension:** To provide a new kitchen and restrooms, enhancing the current dining facilities.
- **Studio Under Deck:** A new studio to be constructed beneath the existing deck, with old toilets to be removed.
- **New One-Bed Cottage:** Adjacent to Villa Genevieve, offering additional accommodation options.
- **Two One-Bed Studios:** To be constructed beneath Villa Genevieve, incorporating the existing deck area on the beach.

## Current Condition and Improvements

While the previous tenant left the property in a poor state, extensive renovations and repairs are

underway:

- **Decking:** Areas of decking are being replaced to ensure safety and aesthetic appeal.
- **Painting and Cleaning:** Ongoing to refresh the look and feel of the entire property.
- **Kitchen:** Will require a deep cleaning, with old equipment on the terrace to be removed.
- **Roof Repairs:** Roofs will be repaired and repainted for both aesthetic and functional improvements.
- **Furniture:** Old furniture will be disposed of to make way for new furnishings.
- **Villa Genevieve Updates:** Will include a new water heater, kitchen sink, bathroom vanity unit, and shower mixer.

# Additional Info

For Sale	Type: Commercial Property	1/3 Acre
Prime Beach Location	Curtain Bluff Location	West Coast Sunset
Rental accomodation	Restaurant	Huge Potential

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