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## Winery Nº18025 Valencia

PRICE

5 000 000 €

SQUARE

2233M2

PROFITABILITY

20%

ANNUAL INCOME

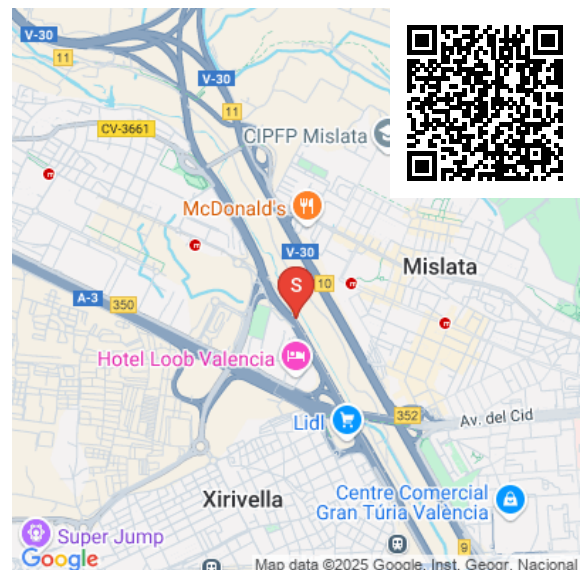
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**For sale profitable wine business - winery with 36 hectares of vineyards, modern facilities and export to 30 countries around the world**

Unique winery in the picturesque region of Spain with 36 hectares of vineyards and exclusive rights to produce cava (Spanish sparkling wine with Denominación de Origen).

Why is this winery unique?

1. huge area - 36 hectares = 50 soccer fields! Completely ready business with prospects of scaling up.
2. export to 30 countries - wines and cava are successfully sold on the international market. 3.
3. Denominación de Origen (DO) for the production of cava





- new licenses are no longer issued, which makes the business exclusive and highly profitable.

4. Maximum efficiency - automated processes, minimal personnel costs. Owner is a fan of optimization, premium technology. Employees are minimal (you'd be surprised!).
5. Famous brand - scalable business that can be scaled up several times without a big investment.
6. Permission to build an enotourism complex - up to 4,300 m<sup>2</sup> (hotel, restaurant, tasting rooms, winery).
7. Smooth transition - the manager can stay up to a year to pass on knowledge to the new owner.
8. Biocertification - wines and cava sold in premium bio-shops, boutiques and restaurants.
9. One of the most efficient wineries in Spain - ranked among the top businesses (according to 50
10. key indicators: profitability, innovation, exports, management and reputation).
11. Access only through us - the object is not for public sale, we have exclusive rights.
12. Tasting room for events with panoramic views of the vineyards.
13. Own well - a key resource that guarantees constant access to water, which eliminates one of the major challenges of wineries.

#### Key Features

□ Total built area: 2,233.21 m<sup>2</sup> (expandable to 4,300 m<sup>2</sup>)

□ Modern equipment:

- Stainless steel tanks (2,850 hl)
- Filling line: 1,500 bottles/hour
- Cooling systems, barrique halls, cellars

□ Vineyards:

- 36 hectares in trellis (Chardonnay, Merlot, Tempranillo, Cabernet Sauvignon)
- Drip irrigation, own well
- Old Bobal vineyard (over 100 years old, cultivated "en vaso")

Agency commission is not included in the price of the object and is paid separately