BUSINESSES / FOR SALE

Waterfront Restaurant Business - Business Bay

Business Bay



AI-generated waterfront restaurant concept — not a photograph of these premises

Business asking price

AED 3,500,000

AED 3,500,000, reasonably negotiable. Annual premises rent is payable separately.

Property type	Operating restaurant business
Size	Approx. 5,000 sq. ft. indoors + 2,000 sq. ft. outdoors
Indoor area	5000 sq. ft.
Outdoor area	2000 sq. ft.
Availability	Operating business — availability to confirm
Premises rent (separate)	AED 1,000,000 per year

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Parking	9 dedicated restaurant parking spaces, plus additional parking available, as advised.
Operating costs	Approx. AED 50,000 payroll figure supplied; whether this is a monthly total or another period requires confirmation.
Features	Established, operating restaurant with direct water views. Seller reports annual sales of AED 5,000,000 or more; supporting financial records require review. Team of 15 staff, including 8 on the restaurant’s visa sponsorship. Shisha licence: seller states renewal will take place upon deposit payment; current licence status, renewal and transfer requirements require confirmation. Lease payment options: annually, or payment for 3 or 4 years, according to the buyer’s preference and agreed terms.
Location notes	Business Bay, Dubai. Direct waterfront view, as advised. Exact premises location shared with serious enquiries.
Details to confirm	Confirm sales records, payroll period and breakdown, staffing and visa-transfer obligations, lease and payment arrangements, landlord consent, shisha licence renewal documentation and timing, parking rights, approved areas, included assets and current availability before any deposit.

View this property online

AI-generated illustration: a concept image, not a photograph of the actual property.

Listing information supplied on 28 November 2026. Availability, areas and terms require confirmation with SAM.

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