BUSINESSES / FOR SALE

Fully Fitted Villa Café & Restaurant - Jumeirah 2

Jumeirah 2



AI-generated villa café concept — not a photograph of the actual Jumeirah 2 premises

Business asking price / key money

AED 6,000,000

AED 6,000,000 key money. Annual premises rent of AED 750,000 is separate. Confirm assets and rights included in the business transfer.

Property type	Villa café and restaurant business
Size	4,310 sq. ft. total area
Availability	Ready business
Premises rent (separate)	AED 750,000 per year
Parking	Car parking available at the front and rear sides, as advised; allocation and rights to confirm.

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Features	Fully fitted, operational-ready villa café and restaurant. Total seating capacity: 173 covers, as supplied. Spacious indoor and outdoor seating. Dedicated smoking and non-smoking areas, both indoors and outdoors. Ground-floor layout designed for efficient service flow. Ready-to-operate infrastructure. Seller reports an active restaurant licence and approved indoor and outdoor shisha smoking permits; documents, validity, scope and transfer or renewal requirements require verification. Marketed for immediate takeover and operation, subject to completion of all lease, licence and transfer requirements.
Marketed suitability	Café, restaurant or premium concept dining, subject to the applicable permitted activity, licence and approvals.
Location notes	Jumeirah 2, Dubai. Prime, highly accessible location as advised. Exact villa location shared on enquiry.
Details to confirm	Confirm approved total area, seating capacity, restaurant licence and indoor/outdoor shisha permit documents, permitted activities, landlord consent, lease assignment, annual rent terms, included fit-out and equipment, parking rights and current availability. No sales, profit or return figures were supplied.

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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