



## Restaurant til salg i Marbesa, Marbella

885.000 €

Reference: R3200449 Grundstørrelse: 2.100m<sup>2</sup> Byg Størrelse: 313m<sup>2</sup> Terrasse: 100m<sup>2</sup>





## Costa del Sol, Marbesa

**!THE LAST BEACH SIDE PLOTS IN MARBELLA EAST – A RARE INVESTMENT OPPORTUNITY!** Located in the highly sought-after beachside Marbella East, this exceptional property offers an unparalleled opportunity for investors and developers. A well-established restaurant/bar in a prime, high-traffic area only 500m of the beach is available for sale. The property is reduced in price from over 1 Mio Euros to sell quickly. New development of luxury villas or townhouses or an exclusive sports club possible! The venue features a spacious 100m<sup>2</sup> covered terrace, with a 12m<sup>2</sup> dancing space / small stage for live singers and a grill station. Inside, you'll find a 12m<sup>2</sup> bar, with 3 beer taps, drinks fridges, two sinks, shelving for display bottles, cozy lounge area with an open fireplace, and a separate dining area. It also has a communicating hatch with the kitchen. The restaurant has a total capacity for 80-100 people, and 2 restored restrooms (male/female with 4 toilet cabins, air conditioning (hot/cold), a fully fitted professional kitchen, industrial catering machines, refrigerators/freezers, smokers, 3 storage rooms and staff quarters. Outside parking for 10 cars add further convenience. Set in a peaceful, idyllic location with pine trees, the plot spans 2,100m<sup>2</sup>, offering a charming rustic interior that could benefit from some updates. This property is currently operating 5 nights a week as a sports bar featuring beamers, canvases, TVs, private events, and a loyal clientele enjoying traditional German cuisine. The restaurant is highly profitable with demonstrated billing and official documents, offering excellent returns in a non-pandemic environment. Situated close to the A7, it is a very affluent area with a very high average spend. Additionally, in the near future, the opportunity to acquire an adjacent 6,000m<sup>2</sup> plot offers unmatched recreational amenities, including: ✓ 3 Professional Tennis Courts – Ideal for enthusiasts and professional training ✓ 2 Full-Sized Football Courts – Perfect for private matches or community sports events This expansive land presents a unique lifestyle opportunity, blending luxury living with sports facilities. Whether you're an investor, developer, or seeking a bespoke residential project, this property is a one-of-a-kind gem. Key Features: Cuisine: Bar, Mediterranean, German Amenities: Reservations, Outdoor Seating, Highchairs Available, Wheelchair Accessible, Serves Alcohol, Full Bar, Table Service, Live Music Meals: Dinner, Late Night, Sports Bar, Live Music This restaurant has been a institution in the area for over 30 years, thanks to its loyal German owners and thriving business. For further details or to schedule a viewing, please contact us today.





## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Wifi  
Tennisbane  
Bar  
Personale indkvartering  
I nærheden af kirken

### Synspunkter

Bjerg  
Land  
Have  
Skov

### Møbel

Fuldt møbleret

### Parkering

Privat  
Åben  
Gade  
Mere end en

### Energi rating

D

### Orientering

Nord  
Vest  
Nordvest

### Indstilling

Kommercielt område  
Strandside  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på skoler  
Tæt på skov

### Køkken

Fuldt monteret

### Hjælpeprogrammer

Elektricitet  
Gas

### CO2 -emissionsklassificering

D

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition  
Ildsted

### Tilstand

God  
Renovering krævet

### Have

Privat  
Anlæg

### Kategori

Reduceret  
Investerings  
Billig