



## Restaurante en venta en Marbesa, Marbella

885.000 €

Referencia: R3200449 Terreno: 2.100m<sup>2</sup> Construido: 313m<sup>2</sup> Terraza: 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.



## Características:

<b>Características</b>	<b>Orientación</b>	<b>Climatización</b>
Terraza	Norte	Aire acondicionado
Transporte cercano	Oeste	Fría de aire acondicionado
Terraza	Noroeste	A/C caliente
TV satelital		Hogar
Trastero		
Wifi		
Pista de tenis		
Bar		
Alojamiento para el personal		
Cerca de la iglesia		
<b>Vistas</b>	<b>Posición</b>	<b>Estado</b>
Montaña	Área comercial	Buen estado de conservación
País	Junto a la playa	Requerido la renovación
Jardín	Urbanización	
Bosque	Cerca del mar	
	Cerca de las tiendas	
	Cerca de las escuelas	
	Cerca del bosque	
<b>Muebles</b>	<b>Cocina</b>	<b>Jardín</b>
Completamente Amueblada	Cocina Equipada	Jardín Privado
		Ajardinado
<b>Aparcamiento</b>	<b>Servicios Públicos</b>	<b>Categoría</b>
Párking Privado	Electricidad	Reducido
Párking Libre	Gas	Inversión
Calle		Barato
More Than One		
<b>Calificación energética</b>	<b>CO2 Emission Rating</b>	
D	D	