



## Restaurant te koop in Marbesa, Marbella

885.000 €

Referentie: R3200449 Plotgrootte: 2.100m<sup>2</sup> Perceelgrootte: 313m<sup>2</sup> Terras: 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.



## Kenmerken:

Extra's	<b>Zonorientatie</b>	<b>Klimaatbeheersing</b>
Overdekt terras	Noorden	Airconditioning
Nabij transport	West	Koud A/C
Privéterras	Noordwesten	Hete a/c
Satelliet -tv		Haard
Opslagruimte		
Wifi		
Tennisbaan		
Bar		
Personelelsaccommodatie		
Nabij de kerk		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Berg	Commercieel gebied	Goed
Land	Strand	Renovatie vereist
Tuin	Verstedelijking	
Woud	Dicht bij zee	
	Dicht bij winkels	
	Dicht bij scholen	
	Dicht bij bos	
<b>Meubilering</b>	<b>Keuken</b>	<b>Tuin</b>
Volledig ingericht	Volledig passend	Privé
		Aangelegd
<b>Parkeergelegenheid</b>	<b>Voorzieningen</b>	<b>Categorie</b>
Privé	Elektriciteit	Verminderd
Open	Gas	Investering
Straat		Goedkoop
Meer dan één		
<b>Energiebeoordeling</b>	<b>CO2 Emission Rating</b>	
D	D	