



## Restaurant for sale in Marbesa, Marbella

885 000 €

Ссылка: R3200449    Размер участка: 2 100m<sup>2</sup>    Размер сборки: 313m<sup>2</sup>    терраса: 100m<sup>2</sup>





## Коста дель Соль, Марбеса

### !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.



## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Спутниковое телевидение  
Хранилище  
Wi-Fi  
Теннисный корт  
Бар  
Штат жильё  
Недалеко от церкви

### Виды

Гора  
Страна  
Сад  
Лес

### Мебель

Полностью меблирован

### Стоянка

Частный  
Открыть  
Улица  
Более одного

### Энергетический рейтинг

D

### Ориентация

Север  
Западный  
Северо-Запад

### Параметр

Коммерческий район  
Пляжный  
Урбанизация  
Рядом с морем  
Рядом с магазинами  
Рядом с школами  
Рядом с лесом

### Кухня

Полностью оснащен

### Коммунальные услуги

Электричество  
Газ

### CO2 Рейтинг выбросов

D

### Климат-контроль

Кондиционер  
Холодный А/С  
Горячий кондиционер  
Камин

### Состояние

Хороший  
Требуется реконструкция

### Сад

Частный  
Ландшафт

### Категория

Уменьшенный  
Инвестиции  
Дешевый