



## Business for rent in Las Brisas, Marbella

3,000 - 3,000 €

Reference: R4794253 Bathrooms: 2 Build Size: 300m<sup>2</sup>





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## Costa del Sol, Marbella

Price reduction of the transfer price!

From 169.000€ to 119.000€. !!

Magnificent Opportunity to acquire a great active business for transfer!!

An elegant and modern Lounge Bar with more than 300m<sup>2</sup>, which offers a wide variety of products, including cocktails, juices, smoothies, snacks, and dinners. In addition, it has an entertainment area that includes billiards, table football, dartboards, and three screens to watch all the soccer games, creating the ideal environment to enjoy unique moments with friends and family.

This Lounge Bar is located in Nueva Andalucía, in an area that is booming and experiencing great growth.

It is surrounded by both established homes and new developments, some already completed and others still under construction, which are attracting many investors and new national and international residents.

Surrounded by active social and commercial activity, with a high influx of tourism as active in winter as in summer.

The area has numerous bars, restaurants, pharmacies, supermarkets, a church, sports areas... In addition, it is very close to Puerto Banús, just six or seven minutes from Marbella and about three minutes from San Pedro by car.

This charming lounge bar provides ample space to serve customers and create a comfortable and welcoming atmosphere.

The transfer price is €119,000, and the monthly rent is €3,000 + VAT.

Don't miss this unique opportunity! Come see it and discover everything it can offer you.

Call us to make your appointment.

BRF



## Features:

### Features

Wood Flooring

### Condition

Good

### Security

Alarm System

### Orientation

South

### Furniture

Part Furnished

### Energy Rating

D

### Climate Control

Central Heating

### Kitchen

Fully Fitted

### CO2 Emission Rating

D