



## 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:

Características	Orientación	Climatización
Terraza Cubierta	Norte	Aire Acondicionado
Cerca de Transporte	Oeste	A/A Frio
Terraza Privada	Orientación Noroeste	A/A Caliente
TV Satélite		Chimenea
Trastero - Almacén		
WiFi		
Pista de Tenis		
Bar		
Alojamiento del personal		
Cerca de una Iglesia		
Vistas	Posición	Estado
Vistas a Montaña	Área Comercial	Buen estado de conservación
Vistas al Campo	Lado de la Playa	Necesita Reformas
Vistas a Jardín	Urbanización	
Vistas a Bosques	Cerca del Mar	
	Cerca de Tiendas	
	Cerca de Colegios	
	Cerca de los Bosques	
Muebles	Cocina	Jardín
Completamente Amueblada	Cocina Equipada	Jardín Privado
		Jardín Paisajístico
Aparcamiento	Servicios Públicos	Categoría
Párking Privado	Electricidad	Reducido
Párking Libre	Gas	Inversion
Párking en Calle		Barato
More Than One		
Calificación energética	CO2 Emission Rating	
D	D	