



## 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>





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## 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

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
TV Satélite  
Trastero - Almacén  
WiFi  
Pista de Tenis  
Bar  
Alojamiento del personal  
Cerca de una Iglesia

### Vistas

Vistas a Montaña  
Vistas al Campo  
Vistas a Jardín  
Vistas a Bosques

### Muebles

Completamente Amueblada

### Aparcamiento

Párking Privado  
Párking Libre  
Párking en Calle  
More Than One

### Calificación energética

D

### Orientación

Norte  
Oeste  
Orientación Noroeste

### Posición

Área Comercial  
Lado de la Playa  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Colegios  
Cerca de los Bosques

### Cocina

Cocina Equipada

### Servicios Públicos

Electricidad  
Gas

### CO2 Emission Rating

D

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Chimenea

### Estado

Buen estado de conservación  
Necesita Reformas

### Jardin

Jardín Privado  
Jardín Paisajistico

### Categoría

Reducido  
Inversion  
Barato