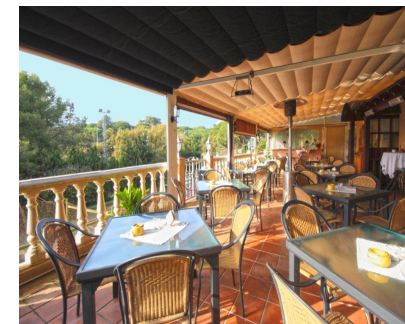
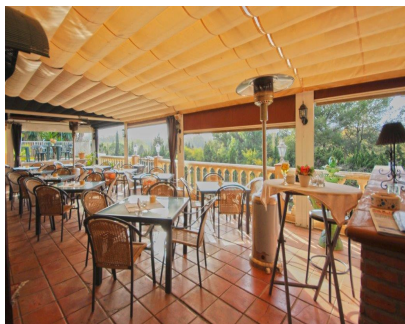


**Sales - Commercial - Marbesa**  
**885.000€**




**Ref.-ID: R3200449**

**Marbesa**

**Commercial**

**IBI: 1,600 EUR / year**

**Rubbish: 290 EUR / year**

 **313 m2**

 **2100 m2**

**!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.

- |   |   |   |  |   |  |
|---|---|---|--|---|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Commercial Area</li> <li>✓ Beachside</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ North</li> <li>✓ West</li> <li>✓ North West</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> <li>✓ Renovation Required</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Fireplace</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Country</li> <li>✓ Garden</li> <li>✓ Forest</li> </ul> | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Tennis Court</li> <li>✓ Storage Room</li> <li>✓ Bar</li> <li>✓ Staff Accommodation</li> <li>✓ Near Church</li> </ul> |
| <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>   | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                                    | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> <li>✓ Landscaped</li> </ul>          | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Open</li> <li>✓ Street</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul>                   | <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Gas</li> </ul>                                  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Cheap</li> <li>✓ Investment</li> <li>✓ Reduced</li> </ul>  |