

Sales - Commercial - Marbesa
885.000€

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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 100m² covered terrace, with a 12m² dancing space / small stage for live singers and a grill station. Inside, you'll find a 12m² 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 2,100m², 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 6,000m² 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.

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