

**Sales - Commercial - Estepona**  
**290.000€**

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**Ref.-ID: R5073874**

**Estepona**

**Commercial**



**2**



**140 m2**

Leasehold Beachfront Cocktail Bar in Estepona The establishment has access from two different streets, both very popular in the area. It consists of two connected premises, totaling 140 m<sup>2</sup> on one floor, with a capacity of 80 people inside and two bathrooms inside. It has two terraces, each with a total capacity of 25 or more tables. One overlooks the beach, and the other terrace overlooks the other side, where there is a pedestrian path where many people always pass by. It is in excellent condition and has a door and closed-circuit security system, as well as air conditioning, an alarm system, and a storage room. Cocktail Bar License. TRANSFER: €290,000 and RENT: €2,000 + VAT

- Setting**
- ✓ Beachfront
  - ✓ Town
  - ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Close To Marina
  - ✓ Front Line Beach Complex
- Kitchen**
- ✓ Fully Fitted

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent

- Climate Control**
- ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C

**Views**

- ✓ Sea

**Furniture**

- ✓ Fully Furnished