

Sales - Commercial - Marbesa

885.000€



Ref.-ID: MIBGR3200449

Marbesa

IBI: 1,600 EUR / year

Rubbish: 290 EUR / year



313 m²

Commercial



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.

Setting	Orientation	Condition	Climate Control	Views	Features
✓ Commercial Area	✓ North	✓ Good	✓ Air Conditioning	✓ Mountain	✓ Covered Terrace
✓ Beachside	✓ West	✓ Renovation Required	✓ Hot A/C	✓ Country	✓ Near Transport
✓ Close To Shops	✓ North West		✓ Cold A/C	✓ Garden	✓ Private Terrace
✓ Close To Sea			✓ Fireplace	✓ Forest	✓ Satellite TV
✓ Close To Schools					✓ WiFi
✓ Close To Forest					✓ Tennis Court
✓ Urbanisation					✓ Storage Room
					✓ Bar
					✓ Staff Accommodation
					✓ Near Church
Furniture	Kitchen	Garden	Parking	Utilities	Category
✓ Fully Furnished	✓ Fully Fitted	✓ Private	✓ Open	✓ Electricity	✓ Cheap
		✓ Landscaped	✓ Street	✓ Gas	✓ Investment
			✓ More Than One		✓ Reduced
			✓ Private		