MIBGROUP.ES

Sales - Commercial - Marbesa

885.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR3200449 **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.

Setting
- Commercial Area
- Beachside
- Close To Shops
- Close To Sea
- Close To Schools
- Close To Forest
- Urbanisation

Orientation
- North Facing
- West Facing
- North West Orientation

Condition
- Good Condition
- Renovation Required

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C
- Fireplace

Views
- Mountain Views
- Country Views
- Garden Views
- Forest Views

Features
- Covered Terrace
- Near Transport
- Private Terrace
- Satellite TV
- WiFi
- Tennis Court
- Storage Room
- Bar
- Staff Accommodation
- Near Church

Furniture
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Private Garden
- Landscaped Garden

Parking
- Open Parking
- Street Parking
- Multiple Parking Spaces
- Private Parking

Utilities
- Electricity
- Gas

Category
- Cheap
- Investment
- Reduced














KOLN








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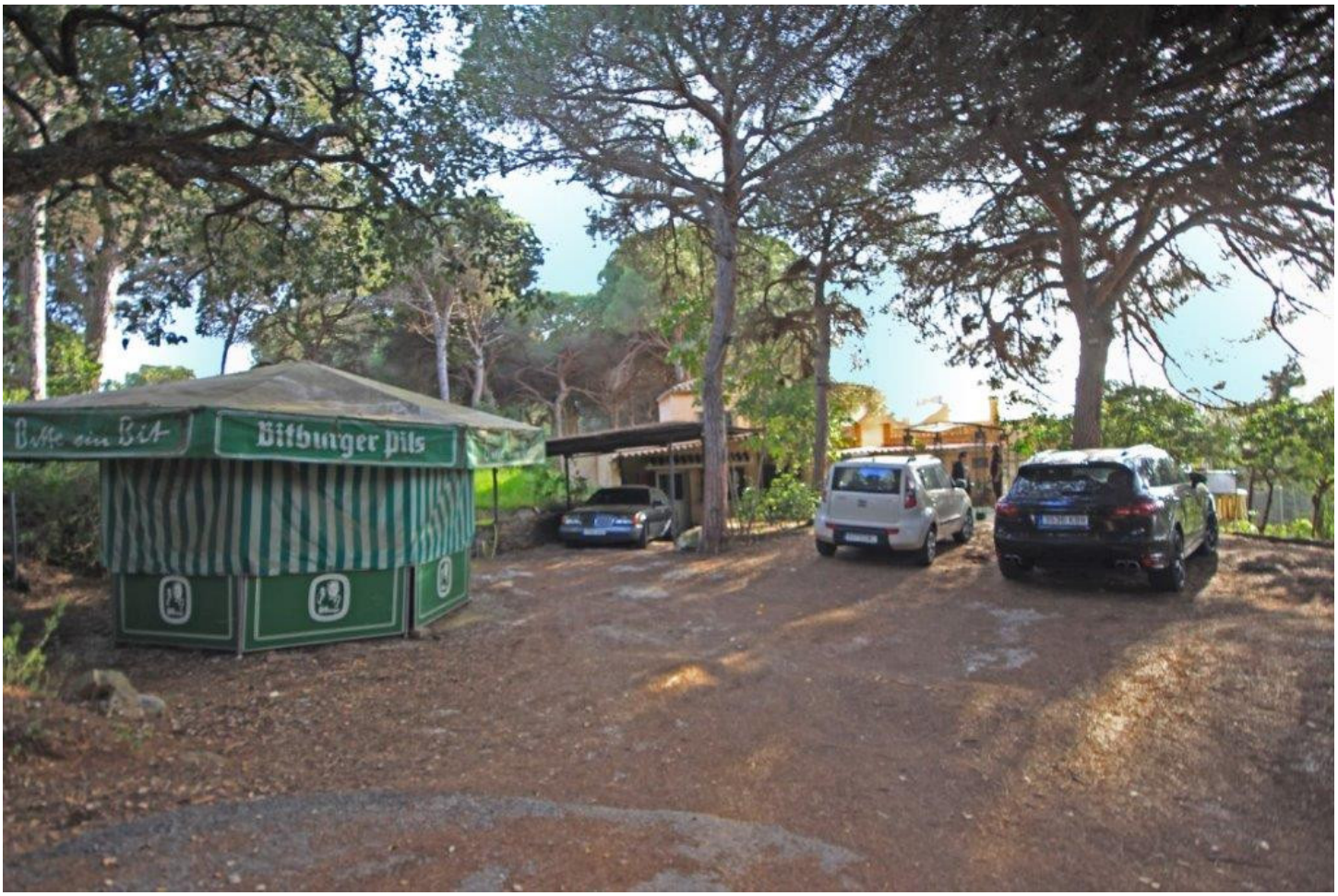







OBEY




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