



Sales - Commercial - Puerto Banús
2.000.000€

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

Ref.-ID: MIBGR4249837

Puerto Banús

Commercial

 **239 m2**

 **434 m2**

The beachfront restaurant of Ventura del Mar, located on the southern corner of the complex of the same name, was built together with the development and designed by the renowned architect Melvin Villarroel (Puente Romano, Sea Grill, Alcazaba, Alzambra, etc.). Ventura del Mar is one of Marbella's most prestigious and best-located beachfront developments; an ideal place to enjoy the best of Andalusia and Marbella, with direct access to the promenade and from there to all the seaside amenities offered by Puerto Banús, San Pedro de Alcántara and Marbella. The beach restaurant can be accessed from C/ Isabel de Farnesio via a winding path, designed as a peaceful, landscaped connection to the sea and beach, and from C/ Ventura del Mar via the promenade linking Puerto Banús and San Pedro de Alcántara. The owner has applied for the restaurant operating licence, which is currently being processed. The premises need to be restored and equipped.

Setting

- Beachfront
- Close To Port
- Close To Town
- Close To Schools
- Close To Marina
- Urbanisation
- Front Line Beach Complex

Features

- Double Glazing

Orientation

- South East
- South
- South West

Condition

- Renovation Required
- Restoration Required

Views

- Sea
- Beach
- Panoramic

Utilities

- Drinkable Water

Category

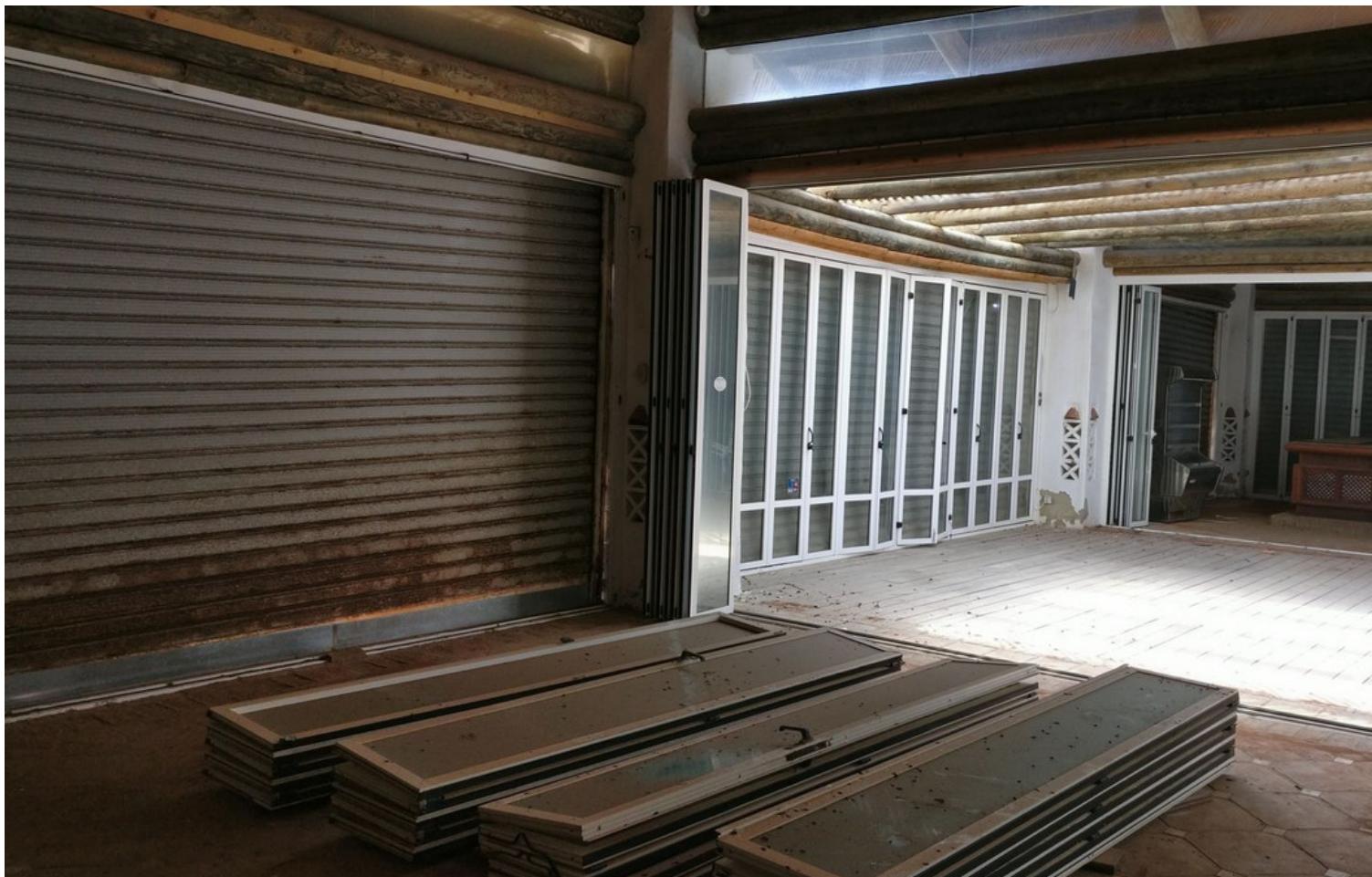
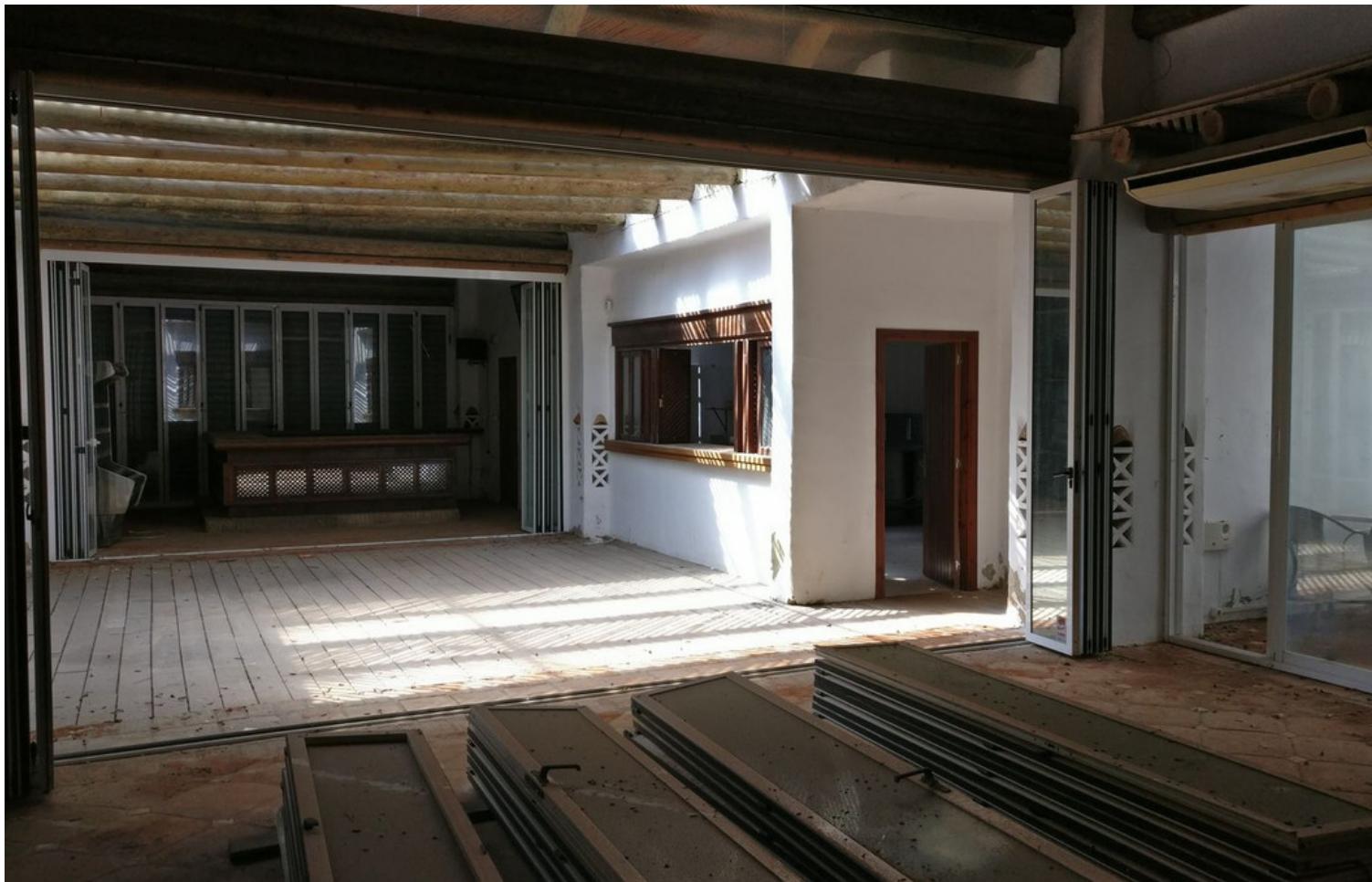
- Beachfront









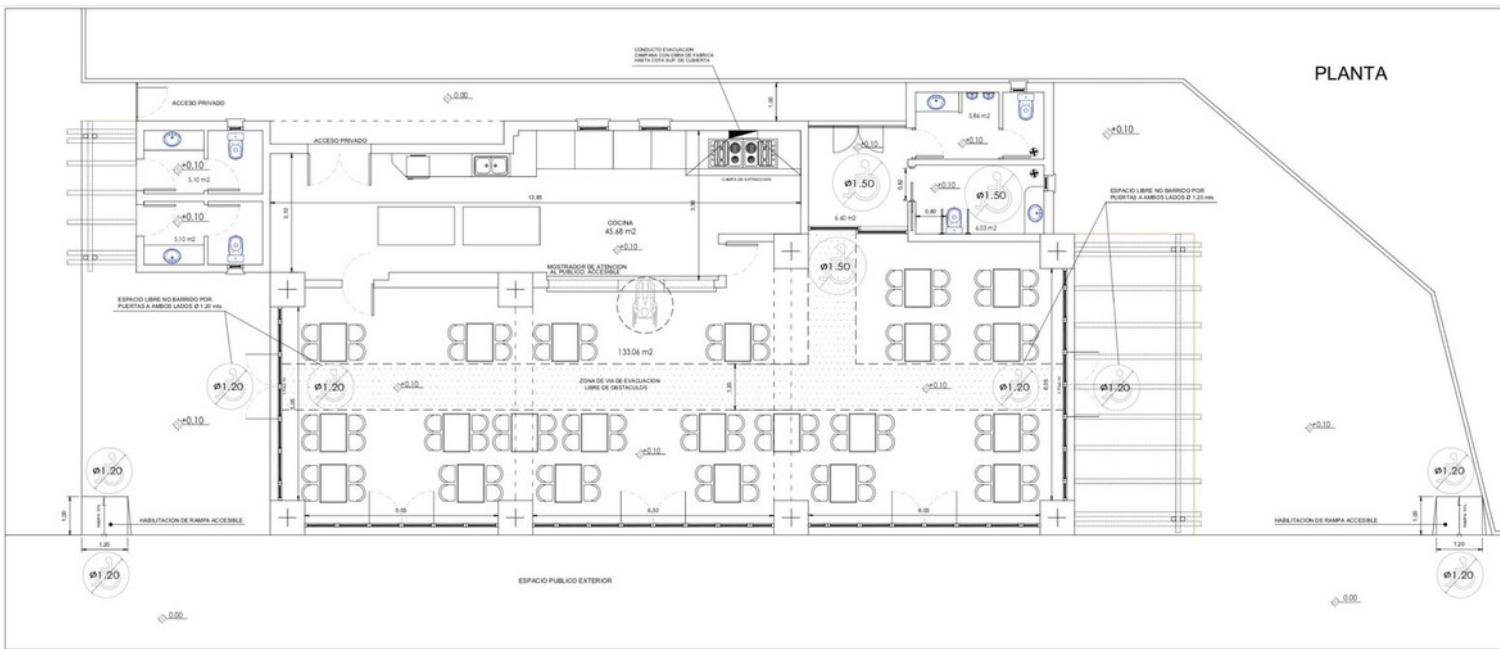












SUPERFICIES

SUPERFICIE UTILES	
ZONA DE PUBLICA CONCURRENCIA	133.06 M2
COCINA	45.48 M2
VESTIBULO ASEOS	6.60 M2
ASEO MINUSV.	6.03 M2
ASEO MASC.-	5.86 M2
ASEO EXT.-1	5.10 M2
ASEO EXT-2	5.10 M2
SUPERFICIE UTIL	207.23 m2

SUPERFICIE CONSTRUIDA	
LOCAL CONFITERIA-CAFETERIA	239,20 m ²
TOTAL SUP. AFECTADA EN PROYECTO	239,20 m²

DEPENDENCIAS Y EQUIPAMIENTO ACCESIBLE	
<p>SE DISPONERÁ EL SÍMBOLO INTERNACIONAL DE ACCESIBILIDAD PARA INDICACIÓN DE LOS ITINERARIOS Y ÁREOS ACCESIBLES. SI FUERA NECESSARIO INCLUIDO CON INDICACIÓN DE ORIENTACIÓN.</p> <p> SE UTILIZARÁN LAS MEDIDAS: • 1200 mm DE ANCHO EN EXTERIORES • 15915 mm EN ESPACIOS INTERIORES</p>	 <p>INDICADOR DE ESPACIO LIBRE NO BARRIDO Ø 120 ms. Ø 150 ms. SEGUN INDICACIONES DE PLANO</p>
<p>MOSTRADOR DE ATENCIÓN AL PÚBLICO</p> 	<p>ASEO ACCESIBLE DE USO PÚBLICO</p>  <p>Autista (banda de asistencia): Banda inferior: esp. > 120 mm Banda superior: elevada 10% sobre la superficie</p> <p>Zona de 4000 mm de ancho</p> <p>Bandas horizontales oblicuas</p> <p>Pulso de duración 500 ms a 12,5 ms</p>