

**Ref.-ID: MIBGR4249837**

**Puerto Banús**

**Commercial**



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

**Utilities**

- ✓ Drinkable Water

**Condition**

- ✓ Renovation Required
- ✓ Restoration Required

**Category**

- ✓ Beachfront

**Views**

- ✓ Sea
- ✓ Beach
- ✓ Panoramic











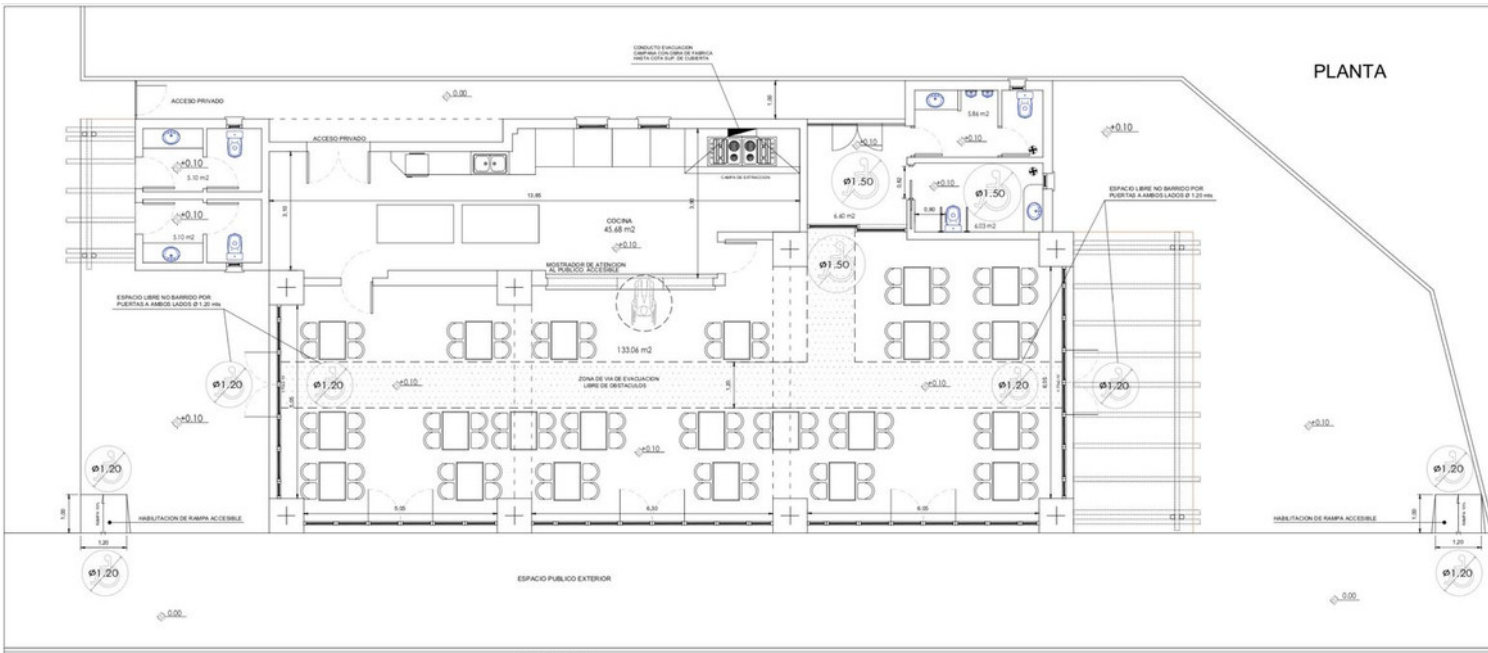








PLANTA



VALLADO DE MADERA

**DEPENDENCIAS Y EQUIPAMIENTO ACCESIBLE**

SE DISPONERA EL SIMBOLO INTERNACIONAL DE ACCESIBILIDAD PARA INDICACION DE LOS TRAZADOS Y ASEOS ACCESIBLES. SI FUERA NECESARIO INCLUIRO CON INDICACION DE ORIENTACION.

SE UTILIZARAN LAS MEDIDAS \* 700X0 EN PAVOS, ESPACIOS EXTERIORES \* 15X15 cm EN ESPACIOS INTERIORES

MOEFERADOR DE ATENCION AL PUBLICO

INDICADOR DE ESPACIO LIBRE NO BARRIDO Ø 1.20 mts. o Ø 1.50 mts. SEGUN INDICACIONES DE PLANOS

ASEO ACCESIBLE DE USO PUBLICO

Barra de apoyo en pared  
Barra de apoyo en suelo a 0.80 m altura  
Pared de apoyo orientable 10° sobre la vertical

Zona de RESERVA

Plataforma de carga 0.20x0.20 m

Barras horizontales (cubiertas)

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
<b>SUPERFICIE UTIL</b>	<b>207.23 m2</b>

SUPERFICIES

SUPERFICIE CONSTRUIDA	
LOCAL CONFITERIA-CAFETERIA	239.20 m2
<b>TOTAL SUP. AFECTADA EN PROYECTO</b>	<b>239.20 m2</b>