

**Продажа - Коммерческая - Marbesa**  
**885.000€**



**Ref.-ID: MIBGR3200449**

**Marbesa**

**ИБИ: 1,600 EUR / год**

**Мусор: 290 EUR / год**



**313 m<sup>2</sup>**



**2100 m<sup>2</sup>**

**Коммерческая**

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 100m<sup>2</sup> covered terrace, with a 12m<sup>2</sup> dancing space / small stage for live singers and a grill station. Inside, you'll find a 12m<sup>2</sup> 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 2,100m<sup>2</sup>, 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 6,000m<sup>2</sup> 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.

Расположение	Ориентация	Состояние	Климат-контроль	Вид	Особенности
✓ Коммерческая зона	✓ Север	✓ Хорошее	✓ Кондиционер	✓ Горы	✓ Крытая терраса
✓ На побережье	✓ Запад	✓ Нужен ремонт	✓ Кондиционер холодного	✓ Сельская местность	✓ Рядом с транспортом
✓ Рядом с магазинами	✓ Северо-запад		воздуха	✓ Сад	✓ Приватная терраса
✓ Рядом с морем			✓ Кондиционер горячего воздуха	✓ Лес	✓ Спутниковое телевидение
✓ Близко к школам			✓ Камин		✓ WiFi
✓ Рядом с лесом					✓ Теннисный корт
✓ Урбанизация					✓ Кладовка
					✓ Бар
					✓ Размещение персонала
					✓ Возле церкви
<b>Мебель</b>	<b>Кухня</b>	<b>Сад</b>	<b>Парковка</b>	<b>Коммунальные услуги</b>	<b>Категория</b>
✓ Полностью меблированный	✓ Полностью оборудованная	✓ Приватный	✓ Открытая	✓ Электричество	✓ Дешевая
		✓ Ландшафтный дизайн	✓ Улица	✓ Газ	✓ Инвестиции
			✓ Более чем один		✓ Цена снижена
			✓ Приватная		