



## Restaurant à vendre à Marbesa, Marbella

885 000 €

Référence: R3200449 Terrain: 2 100m<sup>2</sup> Construite: 313m<sup>2</sup> Terrasse: 100m<sup>2</sup>





## Costa del Sol, Marbesa

### !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.



## Spécification:

### Caractéristiques

Terrasse couverte  
Près du transport  
Terrasse privée  
Télévision par satellite  
Salle de stockage  
Wifi  
Court de tennis  
Bar  
Hébergement du personnel  
Près de l'église

### Vues

Montagne  
Pays  
Jardin  
Forêt

### Meubles

Entièrement meublé

### Parking

Private  
Ouvrir  
Rue  
Plus d'un

### Cote d'énergie

D

### Orientation

Nord  
Ouest  
Nord-Ouest

### Paramètre

Zone commerciale  
En bord de mer  
Urbanisation  
Près de la mer  
Proche des magasins  
Près des écoles  
Près de la forêt

### Cuisine

Entièrement équipé

### Services publics

Électricité  
Gaz

### Cote d'émission de CO2

D

### Climatisation

Climatisation  
Cold A / C  
A / C chaud  
Cheminée

### Condition

Bien  
Rénovation requise

### Jardin

Private  
Aménagé

### Catégorie

Réduite  
Investissement  
Bon marché