



## Restaurant for sale in Marbesa, Marbella

**885,000 €**

Reference: R3200449 Plot Size: 2,100m<sup>2</sup> Build Size: 313m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa del Sol, Marbella

### !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.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	North	Air Conditioning
Near Transport	West	Cold A/C
Private Terrace	North West	Hot A/C
Satellite TV		Fireplace
Storage Room		
WiFi		
Tennis Court		
Bar		
Staff Accommodation		
Near Church		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Mountain	Commercial Area	Good
Country	Beachside	Renovation Required
Garden	Urbanisation	
Forest	Close To Sea	
	Close To Shops	
	Close To Schools	
	Close To Forest	
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>
Fully Furnished	Fully Fitted	Private
		Landscaped
<b>Parking</b>	<b>Utilities</b>	<b>Category</b>
Private	Electricity	Reduced
Open	Gas	Investment
Street		Cheap
More Than One		
<b>Energy Rating</b>	<b>CO2 Emission Rating</b>	
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